



R05-16-R-016

DETROIT/WAYNE COUNTY PORT AUTHORITY

December 18, 2015

Matthew Didier
EPA Region 5
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL 60604-3507

Subject: Brownfield Revolving Loan Fund Grant, Detroit Wayne County Port Authority Coalition
Detroit, Wayne County, Michigan

Dear Mr. Didier:

The Detroit Wayne County Port Authority Coalition (COALITION) is providing this proposal for a Brownfield Revolving Loan Fund (RLF) Grant to perform environmental cleanup at contaminated sites in Wayne County, Michigan. COALITION members include the Detroit/Wayne County Port Authority (DWCPA) and Detroit Brownfield Redevelopment Authority (DBRA). The DWCPA will be the lead applicant and main point of contact. This proposed grant is targeted for sites associated with shipping and transportation located in the City of Detroit and throughout Wayne County. With hundreds of sites previously assessed using previous EPA Brownfield Assessment grants, the COALITION has reached a critical point where additional cleanup funding is necessary to facilitate the redevelopment process and support the creation of jobs, new taxes, and sustainable redevelopment in our community.

The mission of the COALITION is to foster economic growth and improve quality of life in Detroit and Wayne County through the remediation of brownfield properties. By making EPA Brownfield funding available to the private, public and non-profit sectors, the COALITION hopes to stimulate redevelopment by bridging the financial gap for pivotal redevelopment projects. Priority will be given to projects with specific development plans in place with community support that can demonstrate job creation and investment benefits. The main strategic components necessary for the COALITION to meet its goals are Economic Development, Recreation, and Environment.

In 2005, the Regional Brownfield Technical Advisory Committee (TAC) was created to promote collaboration with a core group of stakeholders committed to facilitating Brownfield redevelopment. This group streamlined community outreach efforts and collaborated on economic, environmental, welfare, and development issues in Southeast Michigan. As a result, there is increased communication and cooperation between the agencies allowing for leveraged resources and synergies that support brownfield redevelopment. Both COALITION partners participate in the Regional Brownfield TAC.

Since 2003, the DWCPA has been building new partnerships and investing strategically throughout Wayne County. In addition to the targeted areas previously supported through EPA's Brownfield Assessment grants, the DWCPA continues to build partnerships in the community. The Detroit Brownfield Redevelopment Authority established serves as the catalyst to facilitate community reinvestment, technical support, and communication for brownfields in Detroit. Under this RLF award, the COALITION intends to support the redevelopment and cleanup of mixed-use redevelopments where environmental assessment activities are complete and cleanup funding is necessary for redevelopment.

As a result of prior EPA Brownfield grants, the DWCPA has created an effective, measurable, and results-oriented brownfield program that supports the creation of sustainable economic activity throughout



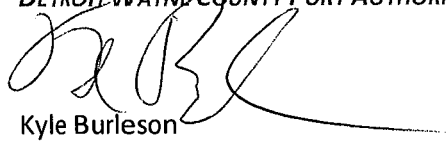
Wayne County. From the onset, the DWCPA focused on a vision to build partnerships that support the redevelopment of brownfield sites and promote information and strategy sharing. The COALITION's goal for this grant is to build on this approach on a regional basis and provide measurable environmental cleanup support. The following table provides the required applicant information:

a. Applicant Information	Detroit/Wayne County Port Authority 130 East Atwater Street, Detroit, MI 48226 Phone: (313) 259-5091; Facsimile: (313) 259-5093
b. DUNS Number	011381779
c. Funding Requested	Grant Type: Brownfield RLF Coalition Amount: \$2,000,000 (cost share waiver not requested) Hazardous Substances (\$1,500,000) Petroleum (\$500,000)
d. Location	Wayne County, Michigan
e. Contacts	Project Director: Kyle Burleson, Deputy Director Detroit/Wayne County Port Authority 130 East Atwater; Detroit, Michigan 48226 (313) 259-5091; Facsimile: (313) 259-5093 Email: kburleson@portdetroit.com Executive Director: John Loftus 130 East Atwater; Detroit, Michigan 48226 (313) 259-5091; Facsimile: (313) 259-5093 Email: jloftus@portdetroit.com
f. Date Submitted	December 18, 2015
g. Project Property	Five Years
h. Population (US Census Bureau)	Wayne County - 1,820,584 City of Detroit - 713,777
i. Other Factors	See attached "Other Factors" Checklist (also in Appendix F)

The COALITION welcomes the opportunity to continue working with EPA on our mutual brownfield initiatives.

Sincerely,

~~DETROIT~~ WAYNE COUNTY PORT AUTHORITY



Kyle Burleson
Deputy Director

RANKING CRITERIA FOR REVOLVING LOAN FUND GRANTS

1. Community Need

a. **Targeted Community and Brownfields**

i. Community Description

Wayne County is located in southeastern Michigan and consists of 614 square miles with a largely urban landscape. Wayne County includes the notable, historic, industrial, influential community of Detroit. The Detroit River borders the county to the east and features two international border crossings with Canada. The Rouge River is the largest river flowing through Wayne County. The manufacturing history of Wayne County included heavy industrial factories and support services located along these rivers. **The City of Detroit and Wayne County are Advance Michigan partner communities, and will rely on this partnership to identify targeted and strategic redevelopment opportunities that support our mutual missions.**

Detroit has a legacy rich in industrial economic activity dating back to the 19th century, where the rise of automobile production and other industries left the landscape filled with manufacturing facilities. The decentralization of the manufacturing industry, the movement of business and households towards the suburbs, and disinvestment left the urban core a skeleton of its once economic vitality. Existing businesses struggle to access to new and existing capital while barriers increase for new development and investments as the city emerges from bankruptcy and struggles to maintain core services to residents and businesses.

Today, approximately 40 square miles of Detroit's land are vacant, roughly a quarter of its total 139 square mile area. Approximately 20% of the parcels in Detroit are owned by public agencies (e.g., city, land banks, HUD, Fannie Mae). Many of these sites are nationally infamous brownfields that play host to a plethora of environmental and industrial contaminants, remaining dangerous places full of hazards for nearby residents. Not only is there an increasing pipeline of vacant brownfield sites, but these sites must be reutilized in the context of an anemic market, while addressing their environmental challenges.

In 2010, former Detroit's Mayor Bing and stakeholders embarked on a two year long-term planning effort, the Detroit Works Project, to inventory and reassess the conditions, assets, and the needs of Detroit. In January 2013, the work culminated in the Detroit Future City (DFC) Strategic Framework, aligning resources and implementation with a collective vision for the city. The DFC Strategic Framework is consistent with the EPA livability principles. Detroit has started implementing the DFC recommendations to adjust Master Plan and zoning as well as implementing pilot projects to test the scalability of various blue-green infrastructure concepts. In addition, other entities are incorporating these strategies into their work to advance the collective vision. The COALITION will include these principles in the proposed RLF.

ii. Demographic Information

Since the 1970 Census, the population has shifted away from Detroit to the outer areas of Wayne County and neighboring counties. The Southeast Michigan Council of Governments (SEMCOG) estimates that between 1990 and 2020, Detroit and Wayne County will lose 39.2% and 19.4% (respectively) of its population, and the areas outside of Detroit will see an overall 3.5% increase in population. The 2010 U.S. Census shows that 23.8% of all Wayne County residents live in poverty. For children under 18, the figure is significantly higher, 34.5%. In the last 10 years the total number of vacant housing units in Detroit has doubled while the population has declined by 25%. With the projected population decline in the city extended to 2040 and low workforce participation, there is a potential challenge that more sites will become vacant. Some other comparative demographics are presented below.

Demographic Category	Detroit	Wayne County	Michigan	United States
Population	713,862	1,820,650	9,883,640	308,745,538
Unemployment	10.2%	6.0%	5.4%	5.0%
Poverty Rate	34.5%	21.4%	20.5%	15.1%
% Minority	89.5%	50.1%	21.1%	26.7%
Median Income	\$28,357	\$42,241	\$48,471	\$49,445
Median Age	34.8	37.3	39	37

Note: Data derived from 2010 US Census, Bureau of Labor Statistics, American Community Survey, and Five Year Estimates.

The East Riverfront District Project Area, as an example, is comprised of at least 10 neighborhoods totaling almost 14,000 residents. The table above shows 90.4% of the residents are minorities, primarily Black or African American. Both the project area and Detroit's minority composition are astonishingly higher at 90.4% and 88.2% than the State of Michigan and United States respectively at 21.0% and 27.5%. The disproportionate negative impact on minority population is staggering.

iii. Brownfields

Of the almost 30,000-acres of industrial land located in urban, suburban, and rural areas of Wayne County, it is estimated that at least one-third are brownfields (15.5 square miles). Closed manufacturing facilities, illegal dumps, and closed landfills are scattered throughout the Wayne County. Over 2,000 identified brownfields have been mapped in the county, including 1,638 open Leaking Underground Storage Tank (LUST) sites. Detroit alone has thousands of abandoned and vacant properties, many of which are located along the Detroit and Rouge Rivers and throughout neighborhoods. The East Riverfront District, along the Detroit River and just east of downtown, is undergoing a tremendous transformation. In the 19th and 20th centuries, the East Riverfront was developed as an industrial and warehouse district utilizing the Detroit River for transportation but as railroads, highways, and airlines displaced the River as predominant forms of commercial transportation, the East Riverfront lost importance. During the second half of the 20th century, competition from emerging foreign enterprises put economic pressure on the District and many of those businesses disappeared leaving this area blighted and sparsely populated. The East Riverfront District has been the focus of significant planning guiding the redevelopment and acquisition of property for residential, commercial, and related uses, plus park, and recreational opportunities.

For example, the former Uniroyal site along the East Riverfront finally began remediation in 2011 after sitting vacant since 1978. Industrial activities previously conducted on site include the manufacturing of cast iron appliances, a manufactured gas plant, rubber manufacturing, and coking and ammonia works leaving a legacy of hazardous materials. Dense non-aqueous phase liquid (DNAPL) and tar-like materials found onsite seem to be migrating from soil and groundwater into the Detroit River. Experts believe that over 400,000 cubic yards of contaminated soil must be disposed and replaced with clean fill before redevelopment. Currently, only 1/3 of the site (14 acres) is remediated, while the extremely contaminated areas of the parcel sit idle emitting contaminants to the community with estimated cleanup costs at \$25 million.

iv. Cumulative Environmental Issues

Properties along the Rouge River were once home to automobile factories, including the world's largest industrial complex, the Ford Rouge Plant, which is still in operation. The community's strategic location - bisected by rail lines and freeways, near an international border crossing and port facilities - made it ideal for industry and commerce, but also vulnerable to many environmental and health hazards. A population of more than 80,000 people is impacted by poor air quality, contamination from numerous Brownfield sites, illegal dumping, and housing abandonment. While many industries have moved out of the community, the city's sewage incinerator, an oil refinery, a coal-fired power plant, and two steel mills remain and are significant sources of air pollution. A majority of residents are Hispanic or African American and have a household income of less than \$27,000 a year and live in close proximity to the sources of pollution.

Environmental pollution is associated with increased rates of cancers (derived from reported new cases of cancer in 1987, 1990 and 1993) even when controls for age, population and household density, and race were added. Environmental pollution also impacts increased rates of low birth weight. This statement is supported by studies conducted by (1) Wayne State University using the 1990 census and location data of major pollution sources across the State of Michigan and (2) the International Study of Asthma and Allergies in Childhood (ISAAC) evaluating worldwide variations in the prevalence of asthma symptoms. The rate of asthma hospitalization in southwest Detroit is more than double the rate for Michigan residents. The American Lung Association's 2009 *State of the Air Report* ranks Wayne County 13th in Counties Most Polluted by Year-Round Particle Pollution (annual PM_{2.5}). The American Lung Association of Michigan indicates in "Facts About Asthma" that in Wayne County there are more than 40,000 cases of pediatric asthma and more than 82,000 cases of adult asthma. Direct medical costs due to asthma in Wayne County in 1994 were \$50M and indirect costs were nearly \$38M. Children in inner city environments are typically exposed to more allergens and more environmental hazards that can trigger asthma.

Based on the results of the “Detroit Air Toxics Initiative” dated November 2005, and funded by an EPA grant, monitoring data suggests the highest cancer risks were attributed to naphthalene and benzene concentrations in South Delray (a neighborhood in Southwest Detroit and along the Detroit River). Although these levels have decreased, benzene remains a priority toxin for this area.

b. Impacts on Targeted Community

Research has indicated that the environment has negatively affected the health of Detroit residents as pollutants from Brownfield sites seep into the soil and the air. The 2010 cancer death rate for Detroit was 221.6 per 100,000, which is higher than the rates for Wayne County and Michigan which were 194.7 and 182.4 per 100,000 respectively. Asthma rates in Detroit far exceed rates statewide and nationally as approximately 13.7% of Detroit adults have asthma compared to 9% of adults in Michigan. In 2010, Detroit was ranked the 18th worst city nationwide for asthmatics to reside. Wayne County is highest in Michigan for pediatric asthma hospitalization rates, almost twice the state average. Detroit children have asthma rates three times the national average. The rate of hospitalization for African American children is 4 times higher than white children in Michigan; and 10 to 15 percent of children in Wayne County have acute care needs.

In 2011, lead-poisoning rates in Detroit children were twice as high as the statewide average. Lead poisoning lowers IQs, increases risk of ADHD, and increases aggression and delinquency. Lead paint and lead emitted from current and former industrial sites are major contributors to the high rates of lead poisoning in children. A former automotive supply manufacturing facility, for example, is a vacant Brownfield site. Sampling done on residential properties next to the site “found lead levels on 10 properties greater than what health experts consider safe.” According to the Policy Audit on Environmental Remediation and Health conducted as part of the Detroit Works Project long-term planning effort, “A review of available data and studies indicate strong spatial relationships between adverse health outcomes in the city and soil and air quality conditions.” Cleaning up Brownfield sites within Detroit will benefit its residents by removing harmful contaminants that can be, and often are, located in close proximity to residential properties.

Beyond the documented health impacts of brownfield properties, the impression of children that grow up in these areas is that the conditions are normal and they don’t deserve to live in safe, clean, healthy, and walkable communities. The COALITION and its project partners are working to change that impression.

c. Financial Need

i. Economic Conditions

The unemployment rate in Detroit is nearly twice as high as that of Michigan and the United States. The estimated median income for Detroit is nearly half of the national median. The poverty rate in Detroit is more than double that of the United States. Detroit’s poverty rate for children under 18 is 11.0%, which is more than double than the state and national rates. Current unemployment rates are 5.0% nationally, 5.4% for Michigan, and 10.2% for Detroit (not seasonally adjusted). The needs in Detroit are immense. While there has been increasing demand for residential, commercial and industrial development within the city, that demand doesn’t overcome significant market challenges. Property values in the city were so affected by the national foreclosure crisis that projects cannot generate adequate appraisals, including post-completion, to garner conventional financing. As a result, the City of Detroit plans to demolish 40,000 blighted homes, already completing 7,000 since last year. The number of projects exceeds the availability of pre-development funds, and philanthropic and public agency funding is limited. **In 2013-14, the City of Detroit emerged from the largest municipal bankruptcy in US history further complicating available resources.**

In 2015, Wayne County’s limited tax general obligation bond rating was downgraded to junk status. According to the Moody’s, this downgrade reflects a very stressed financial position tied to an underlying structural imbalance that county management has been unable to curtail given steady loss of revenue. The county’s current liquidity position is expected to remain sufficient to meet all obligations in the coming year, but will continue to degrade absent significant operating adjustments, the implementation of which could be challenging. Coalition members are separate, independent entities from the City of Detroit and Wayne County.

An RLF Grant has never been more critical for the area. **In 2012, the State Brownfield Tax Credits (SBT) program was eliminated as part of broader state tax policy changes.** The loss of this funding source left a

substantial gap in brownfield project financing. Before this change, the average number of Detroit Brownfield Redevelopment Plans approved by the DBRA was approximately 20 per year. Without the SBT source of financing, an average of six are approved annually.

ii. Economic Effects of Brownfields

The legacy of abandoned industrial facilities along the East and West Riverfront, the Rouge River, and urban flight in Southwest Detroit have left many of the older communities severely distressed and affected by contaminated brownfields. These brownfields tend to be in communities with the highest rate of poverty and minority population. This creates a high health risk and jeopardizes welfare for residents from both contamination and physical hazards.

Several communities within Wayne County are beset by social, economic, and environmental challenges. These communities have thousands of abandoned and vacant properties, many of which pose contaminant threats. The abandoned, blighted properties include commercial, industrial, and residential properties. Between 2004 and 2014, 27,843 residential units in Detroit, which is predominantly made up of single family homes, were demolished and only 7,337 residential building permits were issued for a net loss of 20,506 residential units. Neighborhoods have disappeared and the need for new development is obvious. The median income in Detroit is \$26,955, 55% lower than the state as a whole while its poverty rate for individuals is 38.1%, 27.6% higher than the rest of the state. Minorities make up 89.4% of the population.

Several years ago, Michigan citizens passed two amendments to its constitution (Headlee Amendment and Proposal A) which limit the growth in taxable valuation at the minimum of 5% or the rate of inflation. Weak market conditions, an aging housing stock and a lack of new home construction/significant rehabilitation, as well as the tax limits have resulted in the slow growth of Wayne County general fund revenues. **Population losses have also resulted in net decreases in state and federal revenue sharing in general fund budgets at a time of escalating costs to provide municipal services.**

The economic conditions that have existed in Michigan and throughout Wayne County since 2001, coupled with a declining automotive manufacturing and industrial base, have resulted in an increase in abandoned industrial sites with unabated environmental contamination. Michigan's cleanup funding program (Clean Michigan Initiative) no longer has sufficient resources. Given these budget difficulties, it is imperative to obtain financial assistance from the EPA to assist in cleaning up our vacant brownfield sites as a way to reduce one of the barriers to redeveloping these properties and create new employment opportunities and revitalize the taxable values of the community.

By strategically partnering with non-profits organizations and other local and state units of government, the COALITION supports progress towards achieving EPA Strategic Plan Goal 4 (Healthy Communities and Ecosystems), Objective 4.2 (Communities), and Sub-objective 4.2.3 (Assess and Cleanup Brownfield's). Specifically, this grant will help sustain, clean up, and restore the communities, riverfront, port districts, and the ecological systems that support them by providing funds to clean up Brownfields.

2. RLF Program Description and Feasibility of Success

a. Program Description

i. Program Description

DWPCA has successfully managed over \$1,200,000 in EPA assessment and \$1,500,000 in EPA RLF funding since 2004. Several developers have approached the COALITION to utilize this funding, and the need for remediation funding of properties well exceeds availability. Many of these projects have reached a critical point where cleanup funding is necessary to facilitate the redevelopment process and support the creation of jobs, new tax base, and sustainable communities.

In 2005, the Regional Brownfield Technical Advisory Committee (which included the COALITION partner) was created to promote collaboration with a core group of stakeholders committed to facilitating Brownfield redevelopment, community outreach, and working together on economic, environmental, welfare, and development issues in Southeast Michigan. As a result, there is increased communication and cooperation between the agencies that allow for leveraging each departments resources and creating synergies that support brownfield redevelopment. In 2008, the DWCPA began hosting a quarterly regional roundtable of government and non-profit stakeholders as a forum to facilitate and promote collaboration.

Attendees included the City of Detroit, Wayne County, Michigan Department of Environmental Quality, Michigan State Housing Development Authority, Detroit Brownfield Redevelopment Authority and other local Economic Development Authorities.

Targeted projects are identified by the COALITION. The selection criteria to nominate sites includes: (a) development potential, (b) community impact and economic benefit, (c) overall site desirability, (d) market value, (e) availability of information from previous environmental investigations, (f) status of title and liability, (g) site access, (h) consistency with the goals and objectives of COALITION members, (i) use of existing infrastructure, and (j) use of other leveraged public and private funds.

To manage and operate the proposed RLF, the COALITION will continue to draw upon a team of highly qualified individuals, including experts in economic development, government, private sector stakeholders, and community groups. The COALITION's goal is to sustain a program over the long-term through repayments and prudent financial planning. The initial goal of the capital is to be a catalyst for projects lacking resources due to their location, market conditions, and levels of contamination. A \$1,430,000 principal balance will be loaned to projects with interest. Repayments will be available to make loans for additional projects. Up to \$400,000 in sub-grants may also be available to non-profit organizations or communities where there is a demonstrated need.

Two pay back scenarios are possible as the business plan for the proposed RLF. Scenarios are based on the ability of the developer to use tax increment financing (TIF) to pay for eligible activities under the Michigan Brownfields Program. These scenarios are:

- A straight loan to a small business to be repaid at the time of completion of construction and rolled into their final mortgage. This is a one to three year loan with no payments for one to two years depending on development schedule. Interest rate would be the London Inter-Bank Offer Rate (LIBOR) plus 1%.
- The loan would be repaid by the TIF through the County or City Brownfield Redevelopment Authorities. This would be done in two ways depending on the structure of the deal: (a) use as construction loan to be repaid by a TIF bond or other financing with interest rate of LIBOR plus 1%, or (b) repay the revolving loan from the TIF - these loans will typically run from between 5 to 10 years - with LIBOR plus 2%. Typically includes no payments for up to two years with amortization schedule based on the TIF.

As is currently practiced by COALITION partners, loan requests will be underwritten using prudent lending guidelines, including analysis of business plan, cash flow, projections, historical financial statements, personnel financial statements, credit reports, D&B reports, collateral value, asset life, credit risk, and character. All loans will be structured to match the cash flow of the project. Interest rates, terms, and grant scenarios will remain flexible as necessary to make the redevelopment project economically feasible. Generally, interest rates for the RLF program will be fixed below market rates and could require collateral. The COALITION will evaluate each application on its individual merits and establish specific terms generally within these identified parameters. The sale or leasing of the property shall trigger prepayment of the outstanding principal as determined by the COALITION. The plan will be to combine the RLF resource with other dollars available in Michigan including private funds, MDEQ grants and loans, and local contribution. The goal for the program is to leverage a minimum of \$4 in additional funds for every \$1 of RLF investment. To ensure a successful project and as an additional incentive, the COALITION will offer technical assistance and sponsor the application for other leveraged funds as described in Section 2c – Ability to Leverage.

The first principle of providing loans is to offer only enough to make the development deal work financially, and not the total amount of the eligible activities. This maximizes the number of loans that can be made. As loans are repaid they will be deposited in the DWCPA's Site Remediation Revolving Fund. These funds can then be used for eligible cleanup activities on other brownfields selected by the COALITION. The amount of funding available for new brownfield projects will substantially exceed the original loan funds. This process will also be able to refinance the loan fund though approximately \$400,000 may be sub-granted.

Sub-grants will be targeted to create greenspace and promote the preservation of historic buildings or initiatives by non-profits to improve urban neighborhoods where child poverty rates are over 40% according to the U.S. Census. These neighborhoods often struggle as cities look to finance projects with a greater "bang". Sub-

grants have potential to preserve housing values in urban areas. All the dollars invested as sub-grants will go to properties already served by infrastructure (water, wastewater and road networks).

ii. Marketing Strategy

The COALITION target market is based on the primary “targeted project areas” identified during our EPA Brownfield Assessment programs and projects that support revitalizing Detroit’s riverfronts and the Mt. Elliot Employment District. The COALITION selected these targeted areas based on several criteria, two of which are market investment and economic activity. Within those areas, the COALITION will target proposed mixed-use redevelopments. **The COALITION will rely on other partnerships, such as Advance Michigan (ICMP designation), who will help identify targeted and strategic redevelopment opportunities that support our mutual missions.**

The COALITION has also been approached by several developers many of which were turned away due to lack of funding. Several of these organizations remain in contact with the COALITION and have expressed interest in utilizing funds when they are available. The COALITION will require these developers consider green remediation strategies and take into account the effect of remediation on climate change when considering cleanup alternatives. Those projects include:

MBS Orleans Landing (Phase II) – McCormack Baron Salazar is a national for-profit developer of economically integrated urban neighborhoods. MBS is currently constructing a \$55 Million mixed-use district including commercial and residential structures (e.g., apartments and townhomes) that will radically transform former industrial properties in Detroit’s Rivertown District along the Detroit River. The property is located at the connection of the Detroit Riverwalk and Dequindre Cut, two popular bike and walking paths. Although funding for Phase I is in place, due-diligence activities are underway for a second development phase immediately west of this site. The property was contaminated from historical industrial use.

Mt Elliott District Reinvestment Strategy – Funded by the US Dept. of Commerce Economic Development Administration, the City of Detroit and the Detroit Economic Growth Corporation are developing a comprehensive strategy for revitalizing the Mt Elliott employment district as the center for a rejuvenated Detroit manufacturing cluster. The district includes the Coleman A. Young International Airport and is located generally between 8 Mile Rd to the north, I-94 to the south, Mound/Mt Elliott to the west, and Conner to the east.

The district supports more than 20,000 jobs, and based on the underutilized land and buildings in the district, it is estimated that 17,000 more jobs may be supported by the district. When complete, the strategy will prioritize infrastructure investments, land assemblage opportunities, required on and off site improvements, business attraction marketing targets, and other programming needed to revitalize the district and maximize job creation. Given the number of known brownfield sites and EPA reporting sites (see maps attached to DEGC support letter), the district strategy includes resources for addressing contamination and remediating sites.

Bellevue (former Uniroyal) – This redevelopment will include the remediation of severely contaminated former industrial property along the Detroit River. The resulting mixed-use development will create over 2,000 new residential units, expand the Riverwalk, and add to a shopping district. The developer plans to utilize HUD financing, grandfathered brownfield tax credits, and MDEQ grants to accomplish this effort.

Waterfront East Development – This urban, mixed-use, green redevelopment will create a neighborhood retail/entertainment district and repurpose industrial land. The developer may utilize grandfathered brownfield tax credits and Michigan CRP as part of their pre-approved funding.

Stone Soap Building – This former industrial building, adjacent MBS Orleans Landing, in the Riverfront district will be an urban, mixed-use, green redevelopment adding critical neighborhood retail/entertainment use in a loft style building as well as repurpose industrial land. Grandfathered brownfield tax credits and Michigan CRP are available to the future private developer to assist this redevelopment.

Henry Ford Health Systems – In 2012, HFHS completed a Community Health Park Master Plan for the area surrounding their Detroit Hospital Campus. HFHS proposed Community Health Park consists of more than 300 acres and over 1,000 parcels of urban/heavy industrial use surrounded by residential neighborhoods, commercial property, the Henry Ford Medical Center Campus, Wayne State University, and the New Center

area. The area is located less than 5-blocks from light rail (under construction) and an existing Amtrak terminal. HFHS envisions redevelopment of the neighborhood into professional medical office buildings, commercial/retail development, housing, green space, and park areas. HFHS has immediate need for RLF funding to support asbestos abatement, storage tank removals, engineering controls of known contamination, and removal of contaminated soil.

DWCPA Former Boblo Building – This property is owned by the DWCPA and located on the Detroit River at the Port of Detroit Terminal property. The building is currently vacant, but the DWCPA is seeking a developer to renovate the building. Potential reuse may include cargo storage, office space, business incubation, or other trans-modal supportive services. Significant asbestos material is present in the building. RLF funding may be used to support this redevelopment.

It should be noted that each of these projects adhere to HUD/DOT/EPA Livability Principles: 1) Provide more transportation choices, 2) Promote equitable, affordable housing, 3) Enhance economic competitiveness, 4) Support existing communities, 5) Coordinate and leverage federal policies and investment, 6) Value communities and neighborhoods.

Beyond these projects, the COALITION works closely with BRAs, community-based organizations, developers, bankers, hospitals, manufacturing/industrial users, and transportation/marine related users. We conduct outreach presentations to educate stakeholders about the EPA programs, and advertise on COALITION webpages. The COALITION will continue marketing the RLF program to all parties willing to invest in our Target Area, and other areas of the city, to encourage economic development. In 2016 The DBRA will be holding a series of meetings with community development organizations and neighborhood-based real estate developers across the City of Detroit. If the COALITION is successful in its grant proposal, the DBRA plans to highlight the EPA Revolving Loan Fund as a significant part of its presentation.

b. Task Description and Budget Table

i. Task Descriptions

The COALITION will use the \$2 million in funds to support hazardous substance and petroleum site cleanups. The grant will be used to make loans or sub-grants to eligible borrowers. The RLF will make low interest loans with no more than 20% of the funds (\$400,000) provided to local governments or non-profits organizations in the form of sub-grants. Task specific budgets are provided below as well as in the task descriptions and expected outcomes. By defining 75% of the funds to hazardous substances and 25% to petroleum, we are able to effectively address the most sensitive sites in a balanced manner while maintaining consistency with EPA's required 25% petroleum mandate. This fits well with our needs as many of the eligible sites are contaminated with petroleum products or commingled.

Task 1: Programmatic Activities: These funds will be used to maintain the RLF program, including: (1) market the RLF program, (2) maintain forms and procedures for project nomination/submittal, (3) manage environmental consultant and other professional service providers, (4) legal and accounting fees, and (5) project/budget tracking. Costs to complete these activities are estimated to be \$33,000 and a \$5,000 match from COALITION and/or contractors.

Task 2: Project Review, Cleanup Planning, and Community Involvement: This task includes review of loans for 3 to 6 projects. The budget estimated for these activities is \$68,000 and a \$5,000 in-kind match from COALITION or contractors. Initial activities include review of project summaries, site characterization, project financial *pro forma*, project eligibility, requested funding, and project feasibility. Once approved for funding, an eligibility determination will be completed and submitted to EPA for approval. Once eligibility is approved, an Analysis of Brownfield Cleanup Alternatives is prepared and a document repository established. The ABCA will be scrutinized during a public comment period, and a Decision Memorandum will be issued. Loan agreements will be prepared and signed, and CRP requirements will be completed.

Task 3: Environmental Cleanup and Oversight: Environmental cleanup and oversight will be completed under this task for 3 to 6 projects. The budget estimated to conduct these activities is \$2,250,000 which represents \$1,830,000 in loans issued, \$35,000 in personnel, travel, and contractual, and \$385,000 secured in match from grant/loan recipients. This task will include environmental oversight for compliance with RLF

provisions, Davis-Bacon, and MDEQ/EPA cleanup goals and criteria. Project closeout reports will be completed, and project tracking will be maintained through the ACRES system.

Task 4: Loan Management: These funds will be used to operate the RLF program, including: (1) providing project technical support, (2) performing RLF program administration, including loan-sub-grant servicing and management, tracking loan payments and interest, review and disburse loan payments, financial reporting, and legal support, (3) preparing quarterly reports, and (4) track measures of success along with inputs and outcomes. The budget estimated to conduct these activities is \$34,000 and a \$5,000 in-kind match.

OUTPUTS

The **outputs** anticipated under this proposed RLF include (1) a balanced budget, (2) properly maintained compliance documentation, (3) reviewed and approved eligibility determinations, (4) the implementation of 3 to 6 loan/grant agreements, (5) project compliance and tracking documentation, (6) project case studies, and (7) project and final grant closeout reports.

OUTCOMES

The **outcomes** anticipated under this proposed RLF include (1) remediation and reuse of 3 to 6 brownfield properties over 100 to 300 acres of land, (2) improvement in the community surrounding these sites, (3) a chain reaction of subsequent surrounding redevelopments, (4) minimized exposure to contamination for the surrounding community, (5) leveraging at least \$4 in additional funds for every \$1 of RLF investment, and (6) loan agreements funding approximately \$1.5M in subsequent projects through repayments.

ii. Budget Table

Category	Task 1 Programmatic Activities	Task 2 Project Review, Community Involvement and Cleanup Planning	Task 3		Task 4 Loan Management	TOTAL
			Environmental Cleanup and Oversight			
			Oversight	Cleanup		
Hazardous Substance Sites						
Personnel	5,000	7,000	2,000		2,500	\$16,500
Fringe						
Travel	2,750	1,500				\$4,250
Equipment						
Supplies	250	1,500			1,000	\$2,750
Contractual	13,000	40,000	19,500		20,000	\$92,500
Loan Capital				1,084,000		\$1,084,000
Sub-grants				300,000		\$300,000
SUBTOTAL	\$21,000	\$50,000	\$21,500	\$1,384,000	\$23,500	\$1,500,000
Petroleum Sites						
Personnel	2,000	2,000	3,000		5,000	\$12,000
Fringe						
Travel	1,000	500	500			\$2,000
Equipment						
Supplies		500			500	\$1,000
Contractual	9,000	15,000	10,000		5,000	\$39,000
Loan Capital				346,000		\$346,000
Sub-grants				100,000		\$100,000
SUBTOTAL	\$12,000	\$18,000	\$13,500	\$446,000	\$10,500	\$500,000
Federal Fund	\$33,000	\$68,000	\$35,000	\$1,830,000	\$34,000	\$2,000,000
Cost Share	\$5,000	\$5,000		\$385,000	\$5,000	\$400,000
					TOTAL BUDGET	\$2,400,000

c. Ability to Leverage

Given the magnitude of the Brownfields in our target area, financial needs are difficult to quantify. The need for assessment funds is in the millions and the need for cleanup funds is many times greater. RLF grant funding can be a critical component in the successful completion of a remediation and redevelopment project, but often a funding gap remains. The COALITION established an effective program for addressing Brownfield assessment, cleanup, and redevelopment through the use of other public-private funding sources. The COALITION committed staff resources, general funds, bonding capacity, and in-kind services to support its Brownfield program, and demonstrated the ability to leverage other funds to complete projects.

For example, the DWCPA provided a \$915,000 RLF loan to KIRCO Development to support remediation activities for the Cardinal Health development. That funding facilitated the approval of over \$32,000,000 in other project funding. Upon completion, this project received three 2014 Phoenix Awards (Region 5, People's Choice, and Grand Prize) for excellence in Brownfield redevelopment. Other leverage funding sources available for RLF projects include:

- **DWCPA Revenue Bonds** – revenue bonds to help finance capital assets for public or private entities; not a debt of the taxpayers or limited by a specific dollar amount
- **Local and State TIF** – annual tax reimbursement to developer for eligible costs (environmental costs, demolition, asbestos and lead paint abatement, site preparation, infrastructure, etc.) through the BRA
- **Michigan Brownfield Grants and Loans** – assessment/remediation grants and loans up to \$2.5M
- **Michigan Community Revitalization Program** – supports up to 25% of eligible investment in a project, not to exceed \$10M for loan, \$1M for grant, or a \$10M for a combination at brownfield/historic properties
- **Michigan Business Development Program** – grants up to \$10M to support development and expansion of businesses that invest in communities and create jobs
- **New Market Tax Credits (NMTC)** – 39% credit of the original investment, claimed over a period of 7 years; must have a significant (more than 20%) commercial, non-residential component
- **Obsolete Property Rehabilitation Act (OPRA)** – Up to 12 year abatement of local taxes on qualifying real property; up to 6 year, 50% reduction of state school taxes on same real property
- **Commercial Rehabilitation Act** – Up to 10 year abatement of local taxes on certain commercial property
- **Federal Single Site Historic Tax Credits** – up to 20% tax credit on eligible investment
- **Supplemental EPA Brownfield RLF and Site-Specific Cleanup Funding** – as necessary, the COALITION will apply for supplemental RLF funding and/or site-specific cleanup funding as eligible properties identified

3. Community Engagement and Partnerships

a. Community & Other Stakeholder Involvement Plan

The COALITION continues to meet with community stakeholders and the TAC on a regular basis. This group works to identify potential projects and develop a plan for success. Partnerships with these brownfield redevelopment experts, non-profit organizations, and foundations will continue. Community-based nonprofits are available to translate information in areas where English is the second language.

The brownfield redevelopment process in Michigan is an inherently public process starting with the community planning and continuing through public notices and meetings required by BRAs and local governing bodies. Projects seeking TIF approval from the DBRA must be presented at no less than 4 public meetings and 2 public hearings. Through this process information will be made available for review and comment.

The COALITION continues to build collaboration with new partners throughout Detroit and Wayne County. COALITION partners coordinated project tours for the EPA in 2006 and during the 2008 National Brownfields Conference. The COALITION plans to conduct additional tours with local, state, and federal officials to demonstrate the impact and success of the EPA Brownfield program in our community.

The COALITION works with community stakeholders to educate the public about brownfields and the availability of EPA funds. New partners from government, private consultants and other environmental agencies will be sought to enhance project decision-making. The COALITION will continue to provide community outreach and updates through websites, social media, media releases, and brochures. Signs will be placed at each project site, which describe the proposed development and the project partners. An email address and telephone number will be established to provide the community with a means of direct

communication with the COALITION so that comments and concerns can be addressed. Case studies will be created and made available for presentation locally and display on city, state, and EPA websites.

b. Partnerships with Government Agencies

i. Environmental and Health Agencies

The COALITION meets regularly with community stakeholders and the TAC. Participants include the COALITION, MDEQ, EPA, and other community stakeholders. As a result of these meetings, several successful projects were identified, and gap funding provided, for successful implementation and completion. This collaboration was critical for several regionally transformational projects. COALITION partners maintain close contact with our EPA Project Manager, Matt Didier, who has attended TAC and Quarterly Stakeholder meetings.

At the state level, the MEDC and the MDEQ are consulted early in the Redevelopment Plan process, in part because their approval is required for certain tax revenue to be approved for TIF reimbursement on a Redevelopment Plan. State approvals are achieved by submitting an Act 381 Work Plan to the MEDC for non-environmental activities and to the MDEQ for environmental activities. The COALITION engages the MDEQ for Brownfield verification, and MDEC and MDEQ with respect to their grant and loan programs.

ii. Other Governmental Agencies

In 2014, the DWCPA, Wayne County, and Detroit signed an updated Memorandum of Understanding documenting collaboration to foster economic development in Detroit through the COALITION. The DWCPA modified the TAC meetings to include a Quarterly Stakeholder meetings to discuss local, regional, and neighborhood initiatives. Stakeholders invited to these quarterly meetings include the Army Corp of Engineers, State DOT, State Housing Authority, and HUD. Meeting topics focus on partnership building and community and regional visioning. The group looks for opportunities to support one another and projects. The COALITION will continue to facilitate this process and look for opportunities to expand.

c Partnerships with Community Organizations (see Letters of Support in Appendix D)

Organization/Stakeholder	Contact	Stakeholder Role	Phone No.
Advance Michigan	Olga Stella	Identify and nominate projects	313.879.3261
Detroit Economic Growth Corp.	Brian Vosburg	Coalition Partner and Economic Develop.	313.237.4612
Downtown Detroit Partnership	Eric B. Larson	Business Community Outreach/Advocacy	313.566.8250
Detroiters Working for Env. Just.	Guy Williams	Outreach and Job Training	313.833.3935
Eastside Community Network	Maggie DeSantis	Outreach	313.331.3287
Focus: HOPE	Debbie Fisher	Community Outreach/Advocacy	313.494.5500
Henry Ford Health Systems	Tom Habitz	Outreach and Projects	313.874.7469
KIRCO Development	Dean Kiriluk	Project reference	248.680.7180
Michigan Economic Dev. Corp.	Steve Arwood	State TIF Authority	888.522.0103
Rock Ventures	Matthew Roling	Potential borrower	313.373.7700
Southwest Detroit Environ. Vision	Kathy Stott	Outreach/Advocacy/Education/Organizing	313.842.1961
Southwest Detroit Bus. Assoc.	Kathleen Wendler	Community Outreach and Projects	313.842.0986
Wayne County BRA	Khalil Rahal	County TIF Authority and Partner	313.967.1034

4. Program Benefits

The anticipated outcomes of this proposal will improve public health and safety, economy, and environment of the targeted community. Further, the proposed outcomes will contribute to the overall community “vision” for the revitalization of the brownfield sites.

a. Health and/or Welfare and Environmental Benefits

Redevelopment of brownfields in the targeted project area will produce numerous environmental, social, and economic benefits. Many former industrial sites sitting idle along the rivers are contaminated and accessible by local residents, including children. By returning this land to public use, communities can remove dangerous structures and stabilize the spread of contamination to sensitive receptors. This can also restore natural functions to watersheds, wetlands, woodlands, and habitat by improving surface/storm-water management systems. Redevelopment along the Detroit and Rouge riverfronts present value for waterfront revitalization, and will serve as a catalyst for revitalization in the broader community.

The COALITION understands that in order for community revitalization targeted by this grant to occur, comprehensive investment must take place at the neighborhood level. The COALITION has partnered with numerous non-profits to strategically and comprehensively focus on community development. These organizations are committed to the redevelopment and revitalization of communities throughout the region by addressing land use, economic development, and community safety through local programming. A major obstacle to accomplishing sustainable neighborhood investment is abandoned, contaminated industrial and commercial properties in neighborhoods throughout the region. Wayne County communities grew as places where people lived with easy access to work, shopping, and recreation by foot and public transportation. Modern sprawl has destroyed this desirable aspect of Wayne County urban life. This grant will be of great assistance in helping to recapture this golden past for a new and vibrant future.

Rural communities are experiencing unprecedented growth and development pressures along prime Great Lakes shoreline. At the same time, urban communities are working to revitalize urban waterfronts in order to attract business, retain population and enhance quality of life. Prosperous communities contribute to the long-term health, or sustainability, of the larger ecosystem by reducing the need for sprawl in rural areas. Principles of ecological health, sound economy, and social justice are the focus of sustainable development.

Revitalization of the targeted project area will provide measurable environmental, economic, and social benefits. By targeting our abandoned industrial properties in these areas, we will address relevant exposure pathways threatening adjoining neighborhoods. Where exposure pathways exist on contaminated sites cleanup plans would be developed to protect the public health and the environment.

By addressing cleanup activities, we believe that a direct result will be seen in the reduction of crime. Out targeted communities not only have the highest poverty rates and health concerns, but also the highest crime rates. Some studies have shown a direct link between high lead blood levels and crime rates. By addressing the impact of blighted abandoned buildings, we also remove social barriers and the stigma that create negative attitudes in the surrounding community.

One of our primary concerns is public health and neighborhood children walk through and play on abandoned properties regularly. This sensitive population is exposed to conditions that can cause long-term harm. Beyond the children, the general public health in adjacent neighborhoods could be at risk of exposure to uncontrolled contaminants. With the extensive size of inventory of abandoned brownfield sites, we recognize that we need to quantify the levels of contaminants on these properties to determine if they are a part of the cause of increases in infant mortality and other health concerns.

In many cases, these sites have been fenced and secured. Security will be maintained during cleanup to limit access to sensitive populations. Site specific health and safety plans and daily health and safety meetings are required to ensure the neighboring community is protected against contamination during cleanup. All equipment on-site will be decontaminated prior to leaving the site. Air monitoring will be conducted to ensure that dust or fumes do not represent a hazard. In dry conditions, water will be used to keep dust to a minimum, ensuring that nearby and sensitive populations are protected.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Policies, Planning, or Other Tools

Our COALITION is made up of two critical economic development partners, and we are committed to sustainable land uses, increased density, smart growth, sustainable reuse, and the prevention of brownfields. One focus of the COALITION work is around the Detroit River and Rouge River watersheds. Another focus of the COALITION is around the remediation, reuse and rehabilitation of brownfield sites.

The Detroit River, an American Heritage River, is gaining increased visibility with recent riverfront redevelopments. The Rouge River Gateway is one of the most important natural and cultural assets of Southeast Michigan, yet 8 miles of American automobile manufacturing heritage stretch from its confluence of tributaries to its steel making mouth on the Detroit River. The communities along these rivers recognize improved water quality and the environment will result in tremendous opportunities for recreation and economic development.

The COALITION's vision for our riverfronts is a blend of recreational and commercial activity linked by access to the Great Lakes. Understanding that the Detroit Riverfront is our most marketable asset, we encourage increased pedestrian access and provide amenities for residents. The COALITION encourages education of visitors about our waterfront's historical significance in trade, and the rich habitats and wildlife it supports.

Strategic collaboration with non-profit and local government agencies has resulted in the promotion of healthy and vibrant communities through a grass roots effort. As outlined in previous EPA Work Plans, the three main strategic components necessary for the DWCPA to meet its goals are Economic Development, Recreation, and Environment. The recreational goals of the DWCPA are as follows:

- Continue developing the Great Lakes and Detroit as a sustainable port of call.
- Collaborate with agencies dedicated to promoting tourism and increased recreational access.
- Create a unique identity for the region by educating visitors along the 32-mile Detroit waterfront of the region's historical significance as it relates to trade and commerce.

Remediated brownfield sites in our area are also served by existing sewer, water, electrical, and natural gas infrastructure that are more than adequate to support additional development. With the incentives provided by the EPA grant and the Michigan Brownfield Program, reuse of existing infrastructure cannot help but be encouraged. Wayne County is mostly an urbanized county with existing infrastructure. Preserving and maintaining the physical infrastructure (i.e., sewers, public docks and terminals, water systems, utilities, roads, and sidewalks) is a priority. By utilizing EPA grant funds significant barriers to redevelopment will be removed which will lead to promoting economic benefits. By utilizing our existing infrastructure we *create economic efficiency*.

The COALITION's redevelopment priorities include increasing density, creating sustainable development, and realizing environmental and public health benefits. Promoting sustainable development is further demonstrated by the support of deconstruction as an eligible activity under the Michigan Brownfield Program so redevelopments in Detroit can receive TIF reimbursement for deconstruction and recycling of materials rather than demolition. Finally, COALITION partner Brownfield programs are also closely associated with redevelopment efforts and re-population in the greater downtown and other mixed-use neighborhoods across the City and County ; such infill development allowing new residents to live closer to where they work and play to reduce driving and associated emissions.

Detroit faces serious challenges. The COALITION, however, has demonstrated that with adequate support, many vacant and contaminated Brownfield sites can be redeveloped back into productive use to generate critically needed economic development and improve the health and welfare of its citizens. The proposed RLF grant will provide the vital tool necessary to remediate and revitalize Brownfield sites and continue the success of the COALITION Brownfield Program.

ii. Integration of Equitable Development or Livability Principles

The DBRA has financially supported dozens of affordable as well as market-rate housing and mixed-use developments in Detroit through TIF and state business tax credits. These housing developments have resulted in the redevelopment of hundreds of units of housing in formerly blighted historic buildings as well as new construction on former brownfield sites. Many of these mixed-income developments are occurring in the downtown and midtown neighborhoods of Detroit, a 7.2 square mile contiguous area that has been experiencing a housing occupancy rate exceeding 97% for the past several years.

Many of the COALITION's developments are located in close proximity to the City's annually expanding 40-plus mile on and off-street bike lane system. These bike lanes on surface streets, former freight rail lines, as well as the former industrial sites along the Detroit riverfront connect the City's neighborhoods to downtown and midtown's hospitals, universities, colleges, magnet high schools, Eastern Market (one of the nation's largest public food markets), housing and other major employment centers.

The developments the COALITION has supported are also improving area mass transit by increasing job and housing density along existing bus routes and accelerating the critical mass of mixed-use density needed along the M-1 Rail street car line currently being constructed on Woodward Avenue, Detroit's "Main Street". The increased development of numerous vacant and underutilized riverfront properties by the

COALITION is also building the business case for water taxi service along the Detroit River, a plan currently unfeasible due to the large amount of abandonment along the river.

Besides its brownfield redevelopment efforts, the DWCPA identifies opportunities to improve the environment and community. In 2008, the DWCPA teamed with Friends of the Rouge to secure and implement a \$150,000 NOAA Marine Debris Removal Grant that funded the removal of 21 abandoned boats and over 365 cubic yards of debris from the oxbow channel of the Rouge River at Fordson Island.

c. Economic or Non-Economic Benefits (Long Term Benefits)

i. Economic Benefits

Michigan's Brownfield Program is designed to address conditions on Brownfield sites to make them competitive with Greenfield sites, address weak market conditions and other negative business factors, and to encourage private development activity and investment on Brownfield sites. The COALITION is a team of economic development agencies with the mission to plan, develop, and foster economic growth. Most importantly, its goal is to create regional collaboration. A key component to brownfield redevelopment is targeting reinvestment to projects that generate higher-wage jobs, new tax revenues, and spurs a chain-reaction of other nearby redevelopment and property improvement.

The DBRA (COALITION partner) has been very successful towards that end. Since 2000, the DBRA approved over 200 Brownfield Redevelopment Plans (approximately 75% are complete or underway) that will generate approximately \$7B in investment, 19,200 jobs, and over 12,000 housing units. These developments include residential, commercial, mixed-use, industrial, and high tech projects that will spur significant economic growth. Under Michigan Act 381, the DBRA is allowed to capture TIF revenue for up to 30 years to reimburse a developer for eligible activities. Many Plans project a reimbursement period shorter than the 30 years, allowing Detroit to benefit from the increased revenue earlier. The DBRA is not allowed to capture tax revenue dedicated to debt levies, allowing more funds toward the repayment of city and school debt.

By 2020, international maritime trade is expected to double. This boom will exert more pressure on an already distressed community with aging infrastructure, abandoned Brownfield and Portfield sites, and an underutilized riverfront. Southwest Detroit represents an international gateway with multiple border crossings and port facilities. Many of these facilities are combining infrastructure improvement projects with security enhancements. Redeveloping Brownfield and Portfield sites will facilitate marine transportation, infrastructure improvements, and homeland security while improving environmental, economic, and social benefits to the region helping to support sustainable and vibrant communities characterized by a mix of uses, commerce, appropriate density, transportation/housing choice and walkability.

In 2015, Wayne County's limited tax general obligation bond rating was downgraded to junk status. The downgrade also reflects the financial effects that the economic recession has had on our region. Tax revenues have declined as the tax base contracted, and the county is also seeking reinstatement of revenue sharing from a state currently experiencing acute fiscal and economic strain. The EPA RLF funds will help reverse this trend and promote redevelopment. By way of example, the NSO completed the renovation of the former Michigan Bell building. As described in the Brownfield and Tax Increment Finance plan prepared for the project and approved by City of Detroit, which included the surrounding blighted neighborhoods (over 100 parcels), the state equalized taxable value was approximately \$550,000. With an investment of over \$40M, the additional tax increment generated over a 20 year period is estimated to be over \$18M. This project has also resulted in new housing for hundreds of homeless, the creation of 100 temporary and 30 permanent jobs, and a vibrant and sustainable corridor.

ii. Non-Economic Benefits

COALITION Members are active with several organizations established to foster open space preservation. The DWCPA is a member of the National Heritage River program that preserves the environmentally sensitive Detroit River. The COALITION Partners also supports the Detroit Greenways Initiative and the Detroit Riverfront Conservancy (DRC) Detroit Riverwalk. In 2002, the Detroit Parks and Recreation Department was awarded a predevelopment grant from the Community Foundation for Southeastern Michigan Greenways Initiative. The grant funded a master planning effort for the Detroit Riverfront, and construction documents for a first phase of the project. The master plan outlines concepts for greenway development to connect several parks and historic sites along the riverfront.

The DRC opened the Detroit Riverwalk in 2008 and the Dequindre Cut in 2010. These greenways represent five miles of urban recreational paths on former industrial and railway property and have proven so popular that they are currently being expanded with several miles of additional pathways to link to other greenways as well as popular destinations. A portion of the construction of these greenways was funded through DWCPA and Detroit EPA grants. The DRC mission is to undertake the establishment, improvement, operations, maintenance, and conservation of public parks, promenades, and other public green space for the recreation and enjoyment of the general public in perpetuity. However, the impact of these is not only “non-economic”. According to a 2013 Economic Impact Study, to date the Detroit Riverwalk has resulted in \$1.55 billion in total public and private sector investment along or near the riverfront over the past ten years. This extraordinary level of support is illustrative of the public-private partnership that is making the redevelopment of the Detroit Riverfront possible. The cleanup activities to be performed under this grant may also be used to support the creation of similar parks or open space.

Priority projects and proposed reuses being considered by the COALITION are consistent with our community's master plans for recreational and commercial economic development plans, and our goals to redevelop Brownfields. Further, the COALITION will continue to be involved in these collaborative efforts.

iii. Job Creation Potential and Workforce Development Partnerships

As the Program Administrator, the DWCPA will retain a local environmental consultant to provide technical support for its EPA grant program. The DWCPA requires its consultant hire local contractors to implement remediation projects. This policy ensures funding has the greatest impact on the local community.

The DBRA, as an authority established by the City of Detroit and granting City tax abatements, is required to have its TIF recipients follow City Executive Orders including requiring the utilization of Detroit residents for 51% of the project construction jobs. The use of Detroit based contractors is also highly encouraged through the Executive Orders. Before being approved for TIF, recipients are required to present their projects before the D2D program and the City Council's Skilled Trades Task Force where Detroit based building contractors are able to learn about the project and upcoming bid package deadlines.

The COALITION continues to work with local job training programs, including EPA Job Training Grant recipients the City of Detroit (2014) and Detroiters Working for Environmental Justice (2009). A COALITION goal is to identify contractors and projects to provide employment for these residents.

5. Programmatic Capability and Past Performance

a. *Programmatic Capability*

Mr. Kyle Burleson, DWCPA Deputy Director, will be the project manager for the EPA Brownfield RLF Grant. Mr. Burleson has experience managing past EPA RLF Grants and other state and federal grants. Mr. Burleson will draw on DWCPA staff to assist with administrative and financial management tasks. The DWCPA maintains written policies and procedures for transition of responsibilities in the case of staff turnover.

The DWCPA is experienced issuing contracts for environmental oversight as demonstrated by previous successful grants, and maintains the necessary staff, resources, and funding for operations. The COALITION meets regularly with local governmental agencies, community-based organizations, and consulting firms. The COALITION will continue to rely on the expertise of highly qualified individuals.

b. *Audit Findings*

The DWCPA and DBRA are compliant with OMB Circular A-133, have had no adverse audit findings, and have never been required to comply with special “high risk” terms and conditions under agency regulations under OMB Circular A-102. DWCPA financial records are audited annually, and have demonstrated compliance with all regulations regarding management and procurement methods. The DWCPA has had no management or financial reporting problems with its existing cooperative agreement.

c. *Past Performance and Accomplishments*

DWCPA, as administrator, and the COALITION, will comply with 40 CFR 36 and can demonstrate its ability to manage grants through the successfully implemented state and federal grants described below.

- \$6M USDOT TEA-21 Grant (Transportation Equity Act for the 21st Century) and \$1.5M MDOT Grant

- \$3M CMI (Clean Michigan Initiative) Waterfront Redevelopment Grant
- \$150,000 MDEQ Brownfield Redevelopment Grant
- \$1.2M EPA Brownfield Assessment Grants 2003 through 2008
- \$480,000 MDEQ Brownfield Cleanup Grant 2009
- \$25,000 MDEQ Coastal Zone Management Grant
- \$300,000 MDEQ Diesel Emission Reduction Grant 2009
- \$150,000 NOAA Marine Debris Removal and Restoration Grant 2010
- \$1M EPA Brownfield RLF Grant 2011 and \$500,000 EPA Brownfield Supplemental RLF Grant 2015
- \$2M MDEQ Brownfield Loan 2015
- \$245,000 MDEQ Brownfield Grant 2015

Between 2004 and 2008, the DWCPA successfully closed out three EPA Brownfield Assessment Cooperative Agreements totaling \$1.2M. These grants were closed out in 2010 and 2011. The DWCPA currently manages \$1.5M in RLF funding that has been fully obligated. The DWCPA Brownfield program continues to exceed outcome goals of (1) number of sites assessed, (2) private and public investment leveraged, (3) jobs created, and (4) building regional partnerships. The DWCPA assessed more than 65 brownfield sites, resulting in over \$7M of potential new taxes and more than \$600M of potential new investment.

In 2010, the DWCPA received a \$1M EPA RLF Cleanup Grant. This grant was fully utilized as a loan to remediate 80 Brownfield parcels in Detroit. These properties were redeveloped as a 275,000 square foot medical supply distribution center for Cardinal Health. The DBRA also approved a \$13 million Brownfield TIF to assist with remediation and other project construction costs. Remediation and construction were completed in May 2015. In 2015, the project was recognized by two, independent, national panels for excellence in brownfield redevelopment. These judges awarded the project the 2015 Renewal Award for Environmental Impact and three 2014 Phoenix Awards (Region 5, People's Choice, and Grand Prize).

The DWCPA maintains timely and regular compliance with EPA-approved work plans. All required deliverables (i.e., ACRES, compliance documents, and quarterly reporting) are submitted to EPA on time. Furthermore, DWCPA communicates regularly with our assigned EPA Project Manager.

The COALITION has a history of leveraging additional funds to support redevelopment projects. For example, Detroit recently leveraged funds through a cost recovery action of a former Brownfield site cleanup in which \$250,000 assisted in the cleanup of two EPA Brownfield cleanup projects (Former Sears Auto site and Globe Building site) awarded in 2007. USEPA RLF funds will allow the Coalition to continue to leverage state funding for additional site preparation activities (e.g., demolition and remediation).

The DEGC (DBRA) has successfully administered federal grant funding to support redevelopment projects for many years. Examples of DEGC's past performance carrying out federal grants include:

- Administering \$10M of a \$30M Department of Energy Retrofit Grant awarded to a consortium including DEGC (and led by the State of Michigan) to establish a statewide energy efficiency retrofit program. DEGC has successfully utilized these funds to establish the Smart Buildings Detroit program.
- Successfully implementing SBA funds for business attraction and retention; Department of Energy funds to retrofit downtown streetlights with LED technology; and HUD Economic Development Initiative funds for demolition along the East Riverfront which paved the way for development opportunities.
- Carrying out five successful streetscape projects in downtown Detroit using federal Transportation Enhancements funds.
- Establishing the Detroit Industrial RLF using a capitalization grant from the U.S. Economic Development Administration (EDA) and a RLF to help grocery stores in Detroit finance improvements and expansions using a CDBG sub-grant.

As described above, COALITION partners have the experience necessary to successfully manage the requested EPA RLF grant. We expect that this application has adequately portrayed how critical the proposed EPA RLF grant is to support existing efforts to stimulate economic activity in our region. We hope you will continue to support us through the award of this application.

APPENDIX A

Documentation of Applicable Threshold Criteria

THRESHOLD CRITERIA FOR REVOLVING LOAN FUND GRANT

1. Applicant Eligibility

The Detroit Wayne County Port Authority (DWCPA) and Detroit Brownfield Redevelopment Authority (DBRA) have established the Detroit Wayne County Port Authority Coalition (COALITION) to support the remediation of brownfield properties throughout Wayne County.

In 1925, the legislature passed Public Act 234, the Port Districts Act, authorizing the creation of Port Districts. In 1933, the Detroit Wayne County Port District was created. As additional development progressed, a stronger need for concentration on port activities arose, resulting in the establishment of the DWCPA as a governmental entity in 1978 under the Michigan Hertel-Law-T. Stopczynski Port Authority Act (Act 639 of 1978 MCLA 120.101 *et. seq.*). The DWCPA is a governmental entity that operates under authority of the State of Michigan. The DWCPA has a five-member board with one member appointed by the State of Michigan, two by Wayne County, and two by the City of Detroit. The DWCPA has received and successfully closed out three previous EPA Assessment Grants. In addition, the DWCPA's 2011 EPA RLF Grant was fully obligated and executed as a loan to support the remediation of 80 Brownfield parcels, which were redeveloped as a 275,000 square foot medical supply distribution center for Cardinal Health. In 2015, the DWCPA received a \$500,000 Supplemental RLF grant, which already fully obligated.

The DBRA is a Brownfield Redevelopment Authority, a Michigan public body corporation, created under Act 381, Public Acts of Michigan 1996, as amended. The DBRA was established in 1998 and has approved Tax Increment Financing and other tax abatements for the redevelopment of over 200 brownfield sites since that time.

2. Description of Jurisdiction

In 1933, the Detroit Wayne County Port District was established with jurisdiction over Wayne County waters and shoreline, including marine-related waterfront development. As a result of the success the DWCPA has demonstrated with its EPA Brownfield Grants awarded in 2004, 2006, 2008, 2011, and 2015, the DWCPA expanded use of its Brownfield initiative throughout communities of Wayne County. The proposed RLF will be used for cleanup of sites throughout Wayne County and the City of Detroit which is wholly within Wayne County.

3. Letter from State

Appendix B presents a letter of acknowledgment and support for this proposal from the Michigan Department of Environmental Quality (MDEQ).

4. Oversight Structure and Legal Authority to Manage a Revolving Loan Fund

a. Describe how you will oversee cleanup at the site.

The regulatory program governing cleanup and remediation under the RLF will be the Natural Resources and Environmental Protection Act (NREPA) Part 201, administered by the Michigan Department of Environmental Quality (MDEQ). As the local the Brownfield Redevelopment Authority (BRA), working closely with the MDEQ to implement and oversee regulatory cleanup, the COALITION has the legal authority granted by Michigan law to remediate brownfields.

Loan and sub-grant recipients will be required to enroll in the state brownfield program to ensure cleanups are protective of human health and the environment. All environmental work plans and reports will be submitted to the appropriate BRA and MDEQ cleanup program for review. MDEQ district staff will be invited to inspect projects as they progress and participate in oversight.

The DWCPA, as lead applicant, will provide all aspects of RLF administration and management, prepare and provide the EPA with prospective project summaries and applications, eligibility determinations, loan agreements, and community involvement plans, Analysis of Brownfield Cleanup Alternatives, final record of decisions, and closeout reports related to proposed projects. Through the DWCPA, the COALITION will hire a project consultant and work with MDEQ as Project Manager Agent (On-Scene Coordinator) to oversee cleanup activities. The DWCPA will insist on, and rely upon its retained consultant to ensure compliance with the rules and published guidance for compliance with State cleanup program requirements for remediation

design, cleanup criteria, remediation verification, QA/QC, and reporting. The DWCPA will select a qualified environmental consultant using a qualifications-based competitive solicitation in accordance with the applicable procurement regulations. Finally, MDEQ will be asked to review and comment on the site remediation approaches selection and remedial action plans to verify compliance with Michigan Cleanup program. DWCPA understands and will adhere to the procurement provisions of 40 CFR 31.36, and will ensure that technical expertise is in place prior to beginning cleanup activities.

b. Legal authority to access and secure sites

As part of the RLF loan process, the DWCPA will enter into an agreement that will allow site access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a sub-grant. Further, in the event of an emergency, the DWCPA will work with MDEQ. In accordance with the NREPA Part 201, MDEQ can gain site access in the event of an emergency. The DWCPA has the legal authority to manage a RLF. DWCPA's legal counsel has prepared an opinion confirming this authority, and the authority to access/secure sites in the event of emergency or default (refer to Appendix C).

5. Cost Share

Cost share of 20% (\$400,000) will be provided through loan-grant agreements that require a match from the recipient for eligible and allowable expenses. This will be accomplished by pairing the awards of RLF funds with (1) state brownfield grants or loans, (2) tax-increment financing (TIF) through the local BRA, (3) requiring the recipient to provide a match of 20% in money, labor, materials, or services, or (4) a combination of each of the options. The DWCPA will ensure that the 20% cost share meets the EPA definition of an eligible and allowable expense. COALITION members will provide additional in-kind cost share through time devoted to administering the funds, as necessary.

APPENDIX B

Letter of Acknowledgement from State Environmental Authority



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

November 25, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater
Detroit, Michigan 48226

Dear Mr. Burleson:

SUBJECT: Michigan Department of Environmental Quality Acknowledgment of a United States Environmental Protection Agency Brownfield Grant Proposal for 2016

Thank you for your notice and request for a letter of acknowledgment for the Detroit/Wayne County Port Authority Coalition's proposal to the United States Environmental Protection Agency (EPA) brownfield grant program. The Department of Environmental Quality, Remediation and Redevelopment Division (RRD), encourages and supports cooperative locally-based cleanup and redevelopment efforts. Our review of your proposed project meets the EPA's requirements under the proposal guidelines.

The Detroit/Wayne County Port Authority Coalition, including the port authority and the Detroit Brownfield Redevelopment Authority is applying for a \$2,000,000 revolving loan fund grant which could be used to support cleanup activities at eligible brownfield sites throughout Wayne County and the city of Detroit, focusing on projects that will lead to job creation and industrial reinvestment. The RRD recognizes the previous success that the Detroit/Wayne County Port Authority has had managing previous EPA brownfield grants and would expect similar results with additional funding. The Detroit/Wayne County Port Authority Coalition is considered eligible for this grant as a coalition of local economic development agencies.

Should the EPA award the revolving loan fund brownfield grant to the coalition, it would stimulate redevelopment and reuse of underutilized and contaminated properties and improve the economic development and environmental conditions in Wayne County. If you need further information or assistance regarding specific brownfield sites, please contact me at the number below or by email at smedleyr@michigan.gov.

Sincerely,

Ronald L. Smedley
Brownfield Redevelopment Coordinator
Brownfield Redevelopment Unit
Remediation and Redevelopment Division
517-284-5153

cc: Carrie Geyer, DEQ

APPENDIX C

Legal Opinion Establishing Applicant Authority and Documentation of Eligibility

SWISTAK LEVINE

Professional Corporation

A T T O R N E Y S A T L A W

30445 Northwestern Highway

Suite 140

Farmington Hills, Michigan 48334-3174

Tel. (248) 851-8000 ■ Fax (248) 851-4620

www.swistaklevine.com

October 10, 2007

Mr. John Kerr

Director of Economic Development and Grant Management

Detroit/Wayne County Port Authority

8109 E. Jefferson Ave.

Detroit, MI 48214

Re: The Detroit/Wayne County Port Authority/United States Environmental
 Protection Agency Revolving Loan Fund Grant

Dear Mr. Kerr:

We have acted as counsel to The Detroit/Wayne County Port Authority (the "DWCPA") in connection with its application to the United States Environmental Protection Agency (the "EPA") for a Revolving Loan Fund Grant (the "RLF Grant"). Specifically, the EPA has requested an opinion from legal counsel to the DWCPA demonstrating its legal authority to perform the actions necessary to manage a revolving loan fund, including, but not limited to, the ability to hold funds, make loans, enter into loan agreements, and collect repayments. In rendering this opinion, we have made inquiry and investigation of the DWCPA charter documents, bylaws, and the legislative authority under which it has been established.

The law covered by the opinions expressed herein is limited to the federal law of the United States and the law of the State of Michigan. We have assumed that the future performance by the DWCPA of the obligations to manage a revolving loan fund will be identical to the facts and law governing such performance as of the date of this opinion.

This opinion is based upon our knowledge of the law and facts as of the date hereof and assumes no event will take place in the future which would affect the opinions set forth herein. We assume no duty to communicate with you with respect to any change in law or facts which comes to our attention hereafter

Based upon the foregoing, we are of the opinion that:

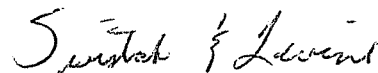
1. The DWCPA has been duly and validly established under the Michigan Hertel-Law-T. Stopczynski Port Authority Act, being Act 639 of 1978 (MCLA 120.101 *et. seq.*), hereafter referred to as the "Act."

2. Under Sections 8, 9, and 10 of the Act (MCLA 120.108-110), the DWCPA may make application for, receive and accept from any federal, state, or municipal agency, foundation, public or private agency, or individual, a grant or loan, for, or in aid of, the planning, construction, operation, or financing of a port facility; and receive and accept contributions from all sources of money, property, labor, or other things of value, and to be held, used, and applied for the purposes for which the grant or contribution may be made. The DWCPA may make and enter into contracts and agreements necessary or incidental to the performance of its duties and the execution of its powers under the Act, and may do all acts and things necessary or convenient to promote and increase commerce and recreation within its territorial jurisdiction and carry out the powers expressly granted or any powers implied or necessary for the exercise of the powers granted in the Act.
3. Subject to the provisions, constraints, and requirements of the Act, the DWCPA possesses the legal authority to hold funds, make loans, enter into agreements, and collect repayments.
4. Under Section 8 of the Act (MCLA 120.108), the DWCPA may acquire, construct, rehabilitate, improve, maintain, lease, as lessor or as lessee, repair, or operate port facilities within its jurisdiction. Based upon such authority, the DWCPA does possess the legal authority to access and secure sites in the event of an emergency or default of a loan agreement or non-performance of a subgrant.

This opinion letter is delivered for the use and benefit of the EPA and the DWCPA only, and may not be relied upon by any other person or entity whomsoever. We are opining only as to matters expressly set forth herein and no opinion should be inferred as to any other matters. We render this opinion as attorneys licensed to practice law in the State of Michigan.

Sincerely yours,

SWISTAK LEVINE PC



APPENDIX D

Letters of Support and Partnership



December 16, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Re: Designation Letter
Environmental Protection Agency Brownfield Revolving Loan Fund Grant

Mr. Burleson,

Advance Michigan is pleased to provide this letter of support to the Detroit/Wayne County Port Authority Coalition's application for a United States Environmental Protection Agency (USEPA) Brownfield Revolving Loan Fund (RLF) grant. We understand you are teaming with the Detroit Brownfield Redevelopment Authority (DBRA) to apply for \$2,000,000, and we fully support you in this effort.

Advance Michigan is a Partnership from a 13-county region anchored by the cities of Detroit, Flint, Lansing, Pontiac and Ann Arbor were awarded the Investing in Manufacturing Communities Partnership (IMCP) designation in June of 2014. IMCP will help catalyze and shift the regional economy, providing crucial investment and technical support to ensure a ready workforce, accelerate R&D, and maximize market positioning for manufacturers and emerging technologies. Advance Michigan can assist with identifying potential projects and provide community outreach and advocacy for the DWCPA Brownfield Grants.

Additional USEPA Brownfield RLF Grant funds will continue to support efforts to remediate brownfield properties in Detroit and Wayne County. We are excited to support you in this request and continue our partnership to clean up brownfield properties in Detroit.

Sincerely,

A handwritten signature in blue ink, appearing to read "Olga Stella".

Olga Stella
Chair, Advance Michigan
COO, Detroit Economic Growth Corporation

DETROIT ECONOMIC GROWTH CORPORATION

500 BROWNFIELD STREET SUITE 2200 DETROIT MI 48226 TEL 313.663.2040 FAX 313.666.8839

December 15, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

**Re: Letter of Support
Environmental Protection Agency Brownfield Revolving Loan Fund Grant**

Mr. Burleson:

The Detroit Economic Growth Corporation (DEGC) is pleased to provide this letter of support to the Detroit/Wayne County Port Authority Coalition's application for a United States Environmental Protection Agency (USEPA) Brownfield Revolving Loan Fund (RLF) grant. We understand you are teaming with the Detroit Brownfield Redevelopment Authority (DBRA) to apply for a \$2,000,000 grant. We fully support this effort.

The DEGC is a non-profit organization that serves as the lead implementing agency for business retention, attraction and economic development initiatives in the city of Detroit. DEGC is led by a 60-member board comprised of business, civic, labor and community leaders. Its 40 professionals provide staff services for key public authorities that offer tax credits and other forms of financing for projects that bring new jobs or economic activity to the city.

One of our highest priority projects is the development of a comprehensive economic development strategy for the Mt. Elliot Employment District. This project seeks to revitalize the Mt. Elliott Employment District as the center for a rejuvenated Detroit manufacturing cluster. The district already supports more than 20,000 jobs and it is estimated that another 17,000 jobs could be supported by the district through the clean-up and revitalization of underutilized land and buildings in the district, many of which are brownfields. Additional USEPA Brownfield RLF Grant funds will support efforts to remediate brownfield properties in the Mt. Elliott Employment District.

We are excited to support you in this request and continue our partnership to clean up brownfield properties in Detroit.

Sincerely,

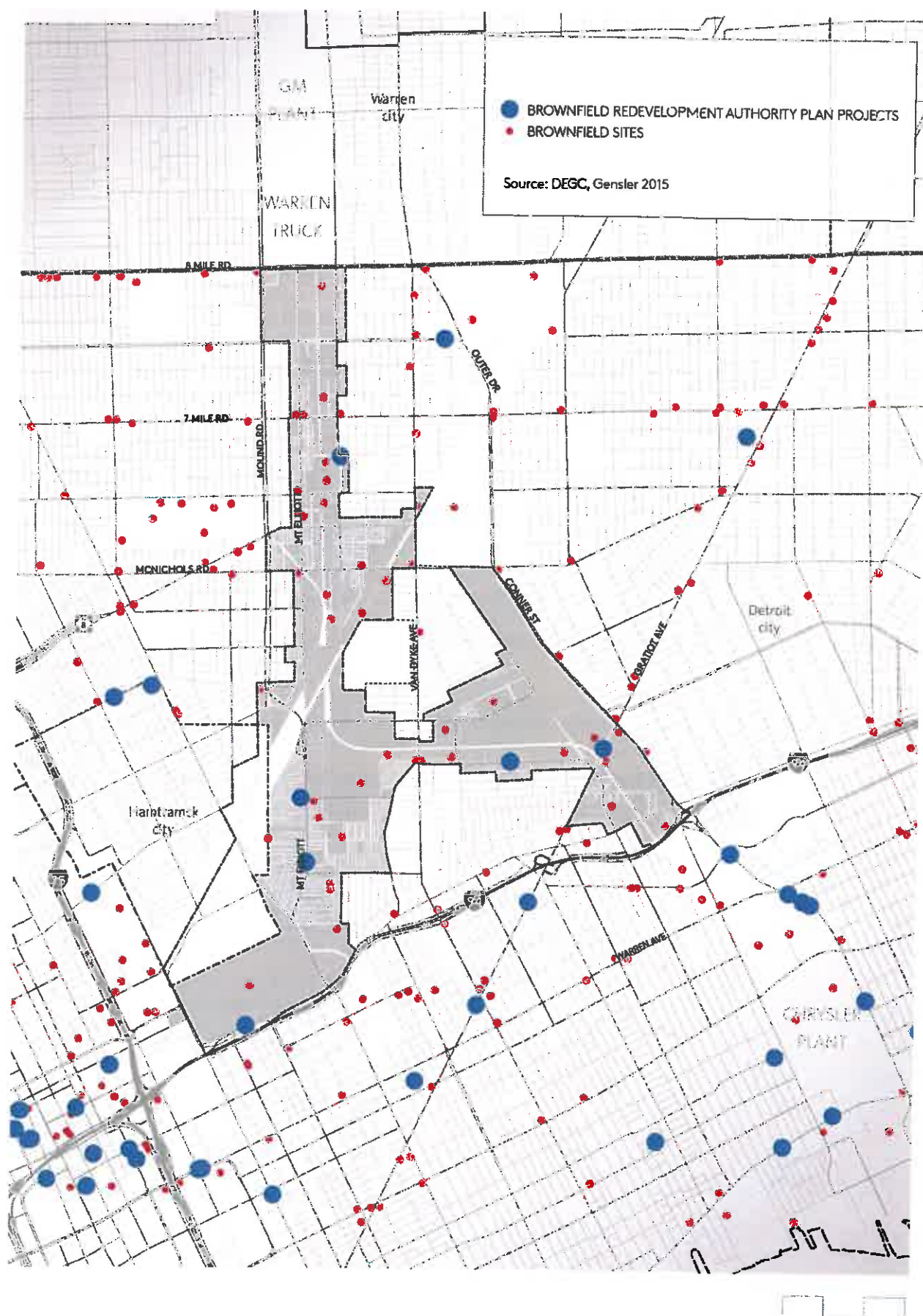


Rodrick Miller
President & CEO



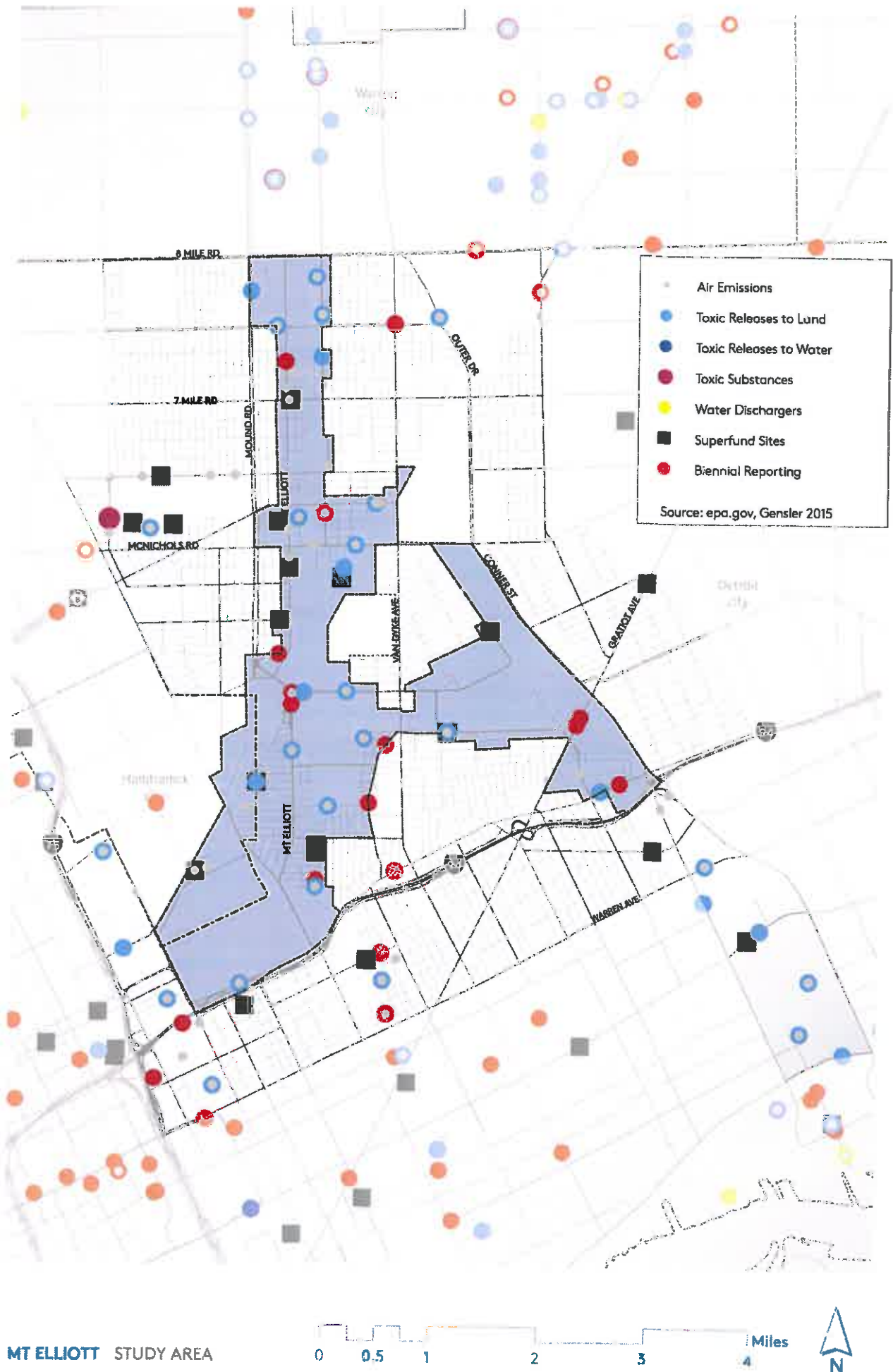
MT ELLIOTT DISTRICT OVERVIEW - BROWNFIELDS

16



MT ELLIOTT DISTRICT OVERVIEW - EPA REPORTING SITES

17





December 14, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Re: Letter of Support
Environmental Protection Agency Brownfield Revolving Loan Fund Grant

Mr. Burleson,

The Downtown Detroit Partnership (DDP) is pleased to provide this letter of support to the Detroit/Wayne County Port Authority Coalition's application for a United States Environmental Protection Agency (USEPA) Brownfield Revolving Loan Fund (RLF) grant. We understand you are teaming with the Detroit Brownfield Redevelopment Authority (DBRA) to apply for \$2,000,000, and we fully support you in this effort.

The Downtown Detroit Partnership (DDP) is a Michigan non-profit member organization, with federal 501(c)3 tax exempt status. DDP was founded in 1998 by corporate, civic and philanthropic leaders to develop and implement innovative programs and initiatives to enhance the Downtown Detroit neighborhood. Our goal is to drive a clean, safe and inviting Downtown Detroit. The DDP can assist with identifying potential projects and provide community outreach and advocacy for the DWCPA Brownfield Grants.

Additional USEPA Brownfield RLF Grant funds will continue to support efforts to remediate brownfield properties in and near Downtown Detroit. We are excited to support you in this request and continue our partnership to clean up brownfield properties in Detroit.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric B. Larson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Eric B. Larson
Chief Executive Officer



**Detroiters Working for
Environmental Justice**
Fostering Clean, Healthy and Safe Communities

December 17, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Re: Letter of Support
Environmental Protection Agency Brownfield Revolving Loan Fund Grant

Dear Mr. Burleson,

Detroiters Working for Environmental Justice (DWEJ) is pleased to provide this letter of support to the Detroit/Wayne County Port Authority Coalition's application for a United States Environmental Protection Agency (USEPA) Brownfield Revolving Loan Fund (RLF) grant. We understand you are teaming with the Detroit Brownfield Redevelopment Authority (DBRA) to apply for \$2,000,000, and we fully support you in this effort.

DWEJ is organized to empower individuals, communities and community organizations in Southeast Michigan to educate, advocate and organize for cleaner, healthier communities and environments. Since 1994, DWEJ has been a voice for environmental justice in Michigan. Historically, minority and low-income populations have suffered disproportionately from environmental pollution, often because they have the least capacity to respond. Therefore, DWEJ is dedicated to empowering urban residents to take a meaningful role in the decision-making process surrounding environmental concerns in their own communities.

As you know, DWEJ was awarded a USEPA Brownfields Job Training Grant in 2009. Our Green Jobs Training program is focused on building a green collar workforce to transform Detroit's 50,000 brownfields into viable assets to build sustainable communities. Our recent and continued work to grow the base of trained, qualified green industry workers in Detroit and the Metro area, as well as in playing a leadership role in developing Michigan's State Environmental Justice Plan, well aligns with the mission of the Detroit/Wayne County Port Authority Coalition. We welcome the chance to identify employment opportunities on brownfield projects funded through the DWCPA's USEPA Grant.

Additional USEPA Brownfield RLF Grant funds will continue to support efforts to remediate and redevelop brownfield properties in Detroit. We are excited to support you in this request and continue our partnership to clean up and reuse these properties.

Sincerely,

Guy O. Williams
President & CEO



EASTSIDE COMMUNITY NETWORK

Stronger, Together

4401 Conner, Detroit, MI 48215 • 313.571.2800 • FAX 313.571.7510

2014-2015 Executive Committee:

Sonya Dotson, Treasurer
Angela Wilson, Vice Chair

Barbara Martin, Chair
Maggie DeSantis, President/CEO

Charles Walker, Secretary
Jacqueline Richmond, Member at Large

December 15, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Re: Letter of Support
Environmental Protection Agency Brownfield Revolving Loan Fund Grant

Mr. Burleson,

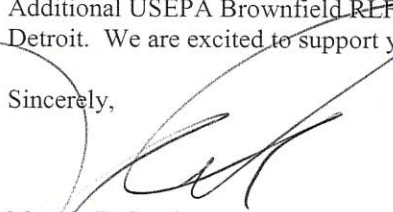
Eastside Community Network (ECN) is pleased to provide this letter of support to the Detroit/Wayne County Port Authority Coalition's application for a United States Environmental Protection Agency (USEPA) Brownfield Revolving Loan Fund (RLF) grant. We understand you are teaming with the Detroit Brownfield Redevelopment Authority (DBRA) to apply for \$2,000,000, and we fully support you in this effort.

Eastside Community Network (ECN) is a Michigan non-profit community development organization, with federal 501(c)3 tax exempt status. ECN was founded in 1984 as a Community Development Corporation by a large coalition of local residents, neighborhood associations, local businesses and institutional leaders. ECN and its subsidiary, LAND Inc. own, manage, or retain an interest in a total of 250,000 square feet of commercial and recreational property from Van Dyke Road east to Alter Road including its corporate headquarters along Conner Avenue.

ECN will identify potential projects and provide community outreach and advocacy for the DWCPA Brownfield Grants.

Additional USEPA Brownfield RLF Grant funds will continue to support efforts to remediate brownfield properties on the eastside of Detroit. We are excited to support you in this request and continue our partnership to clean up brownfield properties in Detroit.

Sincerely,


Maggie DeSantis
CEO/President

EASTSIDE COMMUNITY NETWORK

BOARD MEMBERS 2014-2015

Mike Badali, St John Hospital • Michael Chriss, DTE Energy • Sonya Dotson, PVS Chemicals • Sabrina Gaddy, Formidable Group/Villages at Parkside
Tammara Howard, Gratiot Woods Coalition • Hank Hubbard, Communicating Arts Credit Union • Barbara Martin, Crane Street Block Club
Mark Owens, Samaritan Center • Michael Rafferty, Michigan Nonprofit Association • Sarah Reid, Morningside Association • Jacqueline Richmond, Creekside CDC
Rachel Rutan, Fifth Third Bank • Henry Smith, Chrysler Corporation • Kathy Thomas, Parkside Resident Council • Charles Walker, Meijer
Ebony Wells, Chandler Park Neighborhood Association • Yvonne Wills, Jefferson Village • Angela Wilson, Young Detroit Builders • Margie Young, Resident-At-Large



December 14, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Re: Letter of Support
Environmental Protection Agency Brownfield Revolving Loan Fund Grant

Dear Mr. Burleson:

Focus: HOPE is pleased to provide this letter of support to the Detroit/Wayne County Port Authority Coalition's application for a United States Environmental Protection Agency (USEPA) Brownfield Revolving Loan Fund (RLF) grant. We understand you are teaming with the Detroit Brownfield Redevelopment Authority (DBRA) to apply for \$2,000,000, and we fully support you in this effort.

In 1968, Father William Cunningham and Eleanor Josaitis co-founded Focus: HOPE, an organization dedicated to intelligent and practical solutions to the problems of hunger, economic disparity, inadequate education, and racial divisiveness. We have grown to become a nationally renowned civil and human rights organization diligently working to bridge the racial divide in southeast Michigan. Since the mid-1990s, Focus: HOPE's community development programs have improved the quality of life for residents in its surrounding neighborhood. Our holistic approach has garnered Focus: HOPE numerous citations and awards from federal and state governments, national corporations and private institutions. Since our inception, we have touched the lives of thousands of people and today, we remain committed to our initial mission to pledge intelligent and practical action to overcome racism, poverty and injustice.

DWCPA - through the USEPA Brownfield Assessment Grants - has supported the environmental assessment of several buildings in our campus and target area. The acquisition of these properties permitted Focus: HOPE to expand operations and resources, and to attract new nonprofits to the neighborhood. This much needed predevelopment funding was a critical way of obtaining additional needed resources for our work in support of the mission.

We will work arm in arm with the Coalition to provide community advocacy and outreach in our area on behalf of the Coalition's Brownfield Program. We are excited to support you in this request and to continue our public and private partnership to redevelop brownfield properties in our community.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. E. Fisher", is written over a faint, light blue circular stamp.

Deborah E. Fisher
Director, HOPE Village Initiative

December 11, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Re: Letter of Support
Environmental Protection Agency Brownfield Revolving Loan Fund Grant

Mr. Burleson,

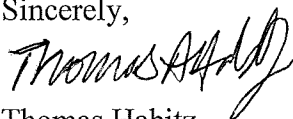
Henry Ford Health System (HFHS) is pleased to provide this letter of support for the Detroit/Wayne County Port Authority Coalition's application for a United States Environmental Protection Agency (USEPA) Brownfield Revolving Loan Fund (RLF) grant. We understand you are teaming with the Detroit Brownfield Redevelopment Authority (DBRA) to apply for \$2,000,000, and we fully support you in this effort.

HFHS is leading a collaborative effort that is redeveloping approximately 300 acres of Detroit's New Center area as part of our campus master plan. Our bold vision is to transform blighted and brownfield land surrounding our Detroit medical center into a hub for mixed-use housing, retail and other commercial activity. HFHS expects this investment to attract an additional \$500 million in investment by outside residential and commercial developers. Since 2007, HFHS has been purchasing land within the proposed project area in preparation of the planned expansion. As you know, this effort has been directly supported through funding from the DWCPA and Coalition USEPA Brownfield Assessment Grants.

The DWCPA's previous USEPA RLF was critical in the implementation of our first major project in this area, a 275,000-square foot medical supply distribution center occupied by Cardinal Health. This nationally-recognized, award-winning project remediated 80 vacant/blighted properties within our master plan area. We are also currently negotiating terms to utilize DWCPA's Supplemental RLF funding to assist in the remediation of our proposed cancer center on West Grand Boulevard.

As these efforts continue, the need for supportive funding to remediate contaminated brownfield properties in our target area will be critical. Additional USEPA Brownfield RLF Grant funds will continue to support these efforts and facilitate redevelopments in our community. We are excited to support you in this request and continue our public and private partnership to redevelop brownfield properties in our community.

Sincerely,



Thomas Habitz
Urban Planning Specialist, Henry Ford Health System



COLUMBIA CENTER
101 WEST BIG BEAVER ROAD
SUITE 200
TROY, MICHIGAN 48064-5255
P: 248.680.7180
F: 248.680.7181

December 15, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Re: Letter of Support
Environmental Protection Agency Brownfield Revolving Loan Fund Grant

Mr. Burleson,

KIRCO Development welcomes the opportunity to provide this letter of support to the Detroit/Wayne County Port Authority Coalition's application for a United States Environmental Protection Agency (USEPA) Brownfield Revolving Loan Fund (RLF) grant. We understand you are teaming with the Detroit Brownfield Redevelopment Authority (DBRA) to apply for \$2,000,000, and we fully support you in this effort.

KIRCO is an award winning, full service, vertically integrated, real estate organization. We have planned and developed over 30 million square feet of property since 1974 and we are a major developer of build-to-suit, own, or lease space from coast to coast. We are experts in office, healthcare, industrial and retail markets.

As you know, the DWCPA utilized your RLF program to support our remediation and construction of a state-of-the art, 275,000 square foot medical distribution center for Cardinal Health in 2015. That \$915,000 loan was utilized to conduct the removal of underground storage tanks (USTs), bulk plant piping, contaminated soil, and associated oversight, sampling, and reporting completed to the satisfaction of the Michigan Department of Environmental Quality (MDEQ). We found your RLF program to be well-organized, professionally managed, and extremely efficient. Our experience working with you in that effort was top notch, and we would certainly recommend the DWCPA RLF Program to any of our colleagues.

We continue to search for the next project that will allow us to partner again in the future, and we enthusiastically support you in this request. Additional USEPA Brownfield RLF Grant funds will continue to support efforts to remediate and redevelop brownfield properties in Detroit, and the DWCPA is an ideal entity to manage those funds.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dean W. Kiriluk", is written over a light blue horizontal line.

Dean W. Kiriluk
KIRCO



December 16, 2015

Mr. Kyle Burleson, Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Re: Letter of Support
2016 Environmental Protection Agency Brownfield Revolving Loan Fund Grant

Dear Mr. Burleson:

The Michigan Economic Development Corporation (MEDC) would like to express its support of the Detroit/Wayne County Port Authority and Detroit Brownfield Redevelopment Authority's Coalition application for a \$2 million U.S. EPA Brownfields Revolving Loan Fund Grant. The EPA's assistance has provided communities throughout the state with the brownfield cleanup and redevelopment resources needed to reinvigorate communities mitigate health and environmental hazards, and address long-standing environmental justice issues associated with our brownfield sites.

The MEDC recognizes the strong commitment and assistance that the EPA has provided Michigan in our mutual efforts to redevelop contaminated brownfield sites. The EPA is a valued partner in Michigan's efforts to turn blighted, contaminated properties into nationally recognized brownfield redevelopments. The MEDC will continue to support brownfield opportunities and will work to leverage all available resources to bring projects through the process and back to useful and productive life.

EPA funding will continue to complement our successful partnership with the Detroit Brownfield Redevelopment Authority and allow Michigan to continue the economic momentum sweeping through our state. We encourage the EPA to review this application and give it full consideration as it works to distribute funds through this program.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Arwood", written in a cursive style.

Steve Arwood
Chief Executive Officer

Cc. Athanasios Papapanos, Detroit Brownfield Redevelopment Authority



December 16, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Re: Letter of Support
Environmental Protection Agency Brownfield Revolving Loan Fund Grant

Mr. Burleson,

Rock Ventures, LLC is pleased to provide this letter of support to the Detroit/Wayne County Port Authority Coalition's application for a United States Environmental Protection Agency (USEPA) Brownfield Revolving Loan Fund (RLF) grant. We understand you are teaming with the Detroit Brownfield Redevelopment Authority (DBRA) to apply for \$2,000,000, and we fully support you in this effort.

Rock Ventures is the umbrella entity that provides operational coordination, guidance and integration of Quicken Loans Founder Dan Gilbert's portfolio of companies, investments and real estate purchases. Rock Ventures is engaged in economic and real estate development, marketing and communications, philanthropy and government relations.

As you know, Rock Ventures is playing an important role in the evolution of Detroit by investing in infrastructure, innovation, and people to help create a bright future. The influx of new energy, people, and jobs is redefining the Motor City and its image. These are exciting times for Detroit, and it is only getting better!

The availability of USEPA RLF funds will bring much needed pre-development capital into projects that require remediation before successful redevelopment. Rock Ventures anticipates there will be opportunities to utilize the USEPA RLF funding on one or more of our redevelopment projects within the City of Detroit.

We hope you are successful in your application, and look forward to the opportunity to partner with you on future redevelopment projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew X. Roling".

Matthew X. Roling
Director, Business Development
Rock Ventures, LLC



Southwest Detroit Environmental Vision

P.O. Box 9400
Detroit, MI 48209
Tel: (313) 842-1961
Fax: (313) 842-2158
SDEVweb.info@gmail.com
www.sdevweb.org

December 9, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Re: Letter of Support
Environmental Protection Agency Brownfield Revolving Loan Fund Grant

Mr. Burleson,

Southwest Detroit Environmental Vision (SDEV) is pleased to provide this letter of support to the Detroit/Wayne County Port Authority Coalition's application for a United States Environmental Protection Agency (USEPA) Brownfield Revolving Loan Fund (RLF) grant. We understand you are teaming with the Detroit Brownfield Redevelopment Authority (DBRA) to apply for \$2,000,000, and we fully support you in this effort.

SDEV is a 501(c)(3) organization that works with residents, community organizations, agencies, businesses and industry to improve environmental conditions in Southwest Detroit. SDEV accomplishes this through community organizing, advocacy, education, and redevelopment efforts with a focus on issues related to air quality, abandoned buildings, illegal dumping, transportation, recycling, and land use. SDEV is funded through memberships, individual and corporate donations, and grants. SDEV will continue to act as a "soundboard" for the community and provide community organizing, outreach, advocacy, and education for our community residents as it relates to the DWCPA Brownfield Grants.

Additional US EPA Brownfield RLF Grant funds will continue to support efforts to remediate brownfield properties in Southwest Detroit. We are excited to support you in this request and continue our partnership to clean up brownfield properties in Southwest Detroit.

Sincerely,

SOUTHWEST DETROIT ENVIRONMENTAL VISION

Kathy Stott
Executive Director



SOUTHWEST DETROIT

B U S I N E S S A S S O C I A T I O N

December 11, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Re: Letter of Support
Environmental Protection Agency Brownfield Revolving Loan Fund Grant

Mr. Burleson,

Southwest Detroit Business Association (SDBA) is pleased to provide this letter of support to the Detroit/Wayne County Port Authority Coalition's application for a United States Environmental Protection Agency (USEPA) Brownfield Revolving Loan Fund (RLF) grant. We understand you are teaming with the Detroit Brownfield Redevelopment Authority (DBRA) to apply for \$2,000,000, and we fully support you in this effort.

Established in 1957, the SDBA fosters innovation, drive, and commitment. We work with investors, entrepreneurs, customers, and neighbors to capitalize on Southwest Detroit's competitive advantage. We support our community's vision for a healthy, vibrant neighborhood. The Association is a coalition of businesses and community interests committed to facilitating the continuation and enhancement of a stable, economically healthy Southwest Detroit. We accomplish this by employing strategies that support existing business and industrial enterprises, enhance the climate for public and private investment and economic growth, and act as a vehicle for cooperative ventures that support economic development in Southwest Detroit.

SDBA will continue to identify potential projects and provide community outreach and advocacy for the DWCPA Brownfield Grants.

Additional USEPA Brownfield RLF Grant funds will continue to support efforts to remediate brownfield properties in southwest Detroit. We are excited to support you in this request and continue our partnership to clean up brownfield properties in southwest Detroit.

Sincerely,

Kathleen Wendler
President



CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT

COLLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., FOURTH FLOOR
DETROIT, MICHIGAN 48226
(313) 224-0484 • TTY:711
WWW.DETROITMI.GOV

December 11, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Re: FY 2016 Letter of Support
US Environmental Protection Agency Brownfield Revolving Loan Fund Grant

Mr. Burleson,

The City of Detroit is proud to support the Detroit/Wayne County Port Authority Coalition's application to the United States Environmental Protection Agency (USEPA) for a Brownfield Revolving Loan Fund (RLF) Grant. Coalition partners include the Detroit Wayne County Port Authority and the Detroit Brownfield Redevelopment Authority (DBRA).

As a member of the Detroit-Wayne County Brownfields Assessment Coalition (Coalition), we have witnessed how successful this program has been for Wayne County and the City of Detroit. We are confident that this funding will be quickly obligated toward the cleanup of contaminated brownfield sites in our area, some of which may be identified through the Coalition's USEPA Brownfield Assessment Grant.

As you know, the recent recession had a significant impact on our local economy. Our community was already saddled with a disproportionate number of brownfield properties. We expect the number of available brownfield properties for redevelopment to increase given the current economic climate, which demonstrates an even larger need for these funds.

We understand that the Coalition is applying for a \$2,000,000 RLF. The City of Detroit enthusiastically supports your effort to seek these essential funds and looks forward to working with the Coalition to redevelop brownfield sites within our community.

Sincerely,

Raymond A. Scott, MPH, General Manager, BSEED - EA

cc: Jennifer Kanalos, Director – Brownfield Redevelopment, DEGC
file

**Wayne County – Brownfield Redevelopment Authority 500 Griswold 30th Floor – Detroit,
Michigan 48226**

Phone: (313) 967-0027 Fax: (313) 224-8458



December 17th, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 East Atwater Street
Detroit, Michigan 48226

Re: Letter of Support: Environmental Protection Agency Brownfield Revolving Loan Fund Grant

Mr. Burleson,

Wayne County is pleased to provide this letter of support to the Detroit/Wayne County Port Authority Coalition's application for a United States Environmental Protection Agency (USEPA) Brownfield Revolving Loan Fund (RLF) grant. We understand you are teaming with the Detroit Brownfield Redevelopment Authority (DBRA) to apply for \$2,000,000, and we fully support you in this effort.

Through our participation as a member of the Detroit-Wayne County Brownfield Assessment Coalition (Coalition) and our partnership on several projects, we have witnessed how successful this program has been for Wayne County and the City of Detroit. We are confident that this funding will be quickly obligated toward the cleanup of contaminated Brownfield sites in our area, some of which may be identified through the Coalition's USEPA Brownfield Assessment Grant.

As you know, the recent recession had a significant impact on our local economy. Our community was already saddled with a disproportionate number of Brownfield properties. We expect the number of available Brownfield properties to increase given the current economic climate, which demonstrates an even larger need for these funds.

We understand that the Detroit/Wayne County Port Authority is applying for a \$1,000,000 USEPA RLF grant. Wayne County enthusiastically supports your effort to seek these essential funds and looks forward to continue working with the Detroit/Wayne County Port Authority to redevelop Brownfield sites in our community.

Sincerely,

Khalil Rahal



Executive Director of the Wayne County Brownfield Redevelopment Authority

APPENDIX E

Letters of Commitment from Coalition Members



Detroit Brownfield Redevelopment Authority
500 Griswold • Suite 2200
Detroit, MI 48226
Phone: 313 963-2940
Fax: 313 963-8839

December 11, 2015

Mr. Kyle Burleson
Deputy Director
Detroit/Wayne County Port Authority
130 E Atwater Street
Detroit, Michigan 48226

Re: Brownfield Revolving Loan Fund Grant Proposal Coalition

Dear Mr. Burleson:

The Detroit Brownfield Redevelopment Authority (DBRA) is pleased to join a coalition with the Detroit Wayne County Port Authority (DWCPA), subject to a mutually agreed upon coalition agreement, to pursue a United States Environmental Protection Agency Revolving Loan Fund Grant (RLF Grant) in the amount of \$2,000,000.00.

As you are aware, the costs associated with remediating the hundreds of Brownfield sites situated in Detroit and Wayne County are often an impediment to redeveloping sites back to productive use. After consideration, the DBRA has decided to join the coalition with the DWCPA in order join forces in the immense effort to redevelop both the City of Detroit and this region.

This coalition's ability to secure a Revolving Loan Fund Grant would be a benefit to both Detroit and Wayne County as it is the goal of both Agencies to redevelop Brownfield sites as demonstrated by the past collaboration on Brownfield Redevelopment Plans in the past.

The DBRA is in full support of the Brownfield Revolving Loan Fund Grant Proposal coalition's application for the United States Environmental Protection Agency \$2,000,000.00 RLF Grant and ask that the original letters, submitted to the DBRA from the State of Michigan, the City of Detroit and various community groups, be accepted as verification of the wide support in securing these grant funds for remediation of Brownfield sites in City of Detroit.

Sincerely,

A handwritten signature in black ink, appearing to read "Art Papapanos", written over a horizontal line.

Art Papapanos
Authorized Agent

cc: Rodrick Miller, DEGC President & CEO
Jennifer Kanalos, Director of Brownfield Redevelopment
Ngozi Nwaesei, Lewis & Munday

APPENDIX F

Other Factors Checklist

Appendix 3 RLF Other Factors Checklist

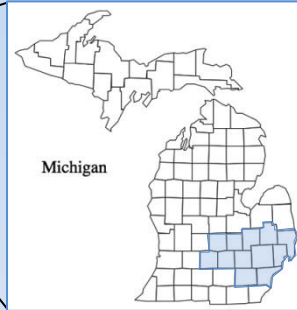
Name of Applicant: DETROIT WAYNE COUNTY PORT AUTHORITY

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	5,6,8,9
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	3,4,13
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	1,6 APPENDIX D APPENDIX F
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	7 APPENDIX F
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

Investing in Manufacturing Communities Partnership

Advance Michigan Manufacturing Community



The Community

The heart the nation's automotive industry rests in the 13-county southeast Michigan region. The Advance Michigan region currently produces 22% of the vehicles made in America, and, at \$14 billion a year, over 70% of the U.S. total auto R&D spending is invested in the region. Through the *Advance Michigan* initiative over thirty partner organizations are banding together to build the region's capabilities to master the next frontier of automotive technology and manufacturing – vehicles that communicate with each other and with the open road to carry their passengers more safely and efficiently to their destinations.

The Vision

Advance Michigan will position its 13-county region in southeastern Michigan at the forefront of the automotive and digital technologies behind connected cars and infrastructure, technologies that will lead to a step-change in driving safety and efficiency. The initiative's partners will deepen already significant workforce partnerships through \$177 million in training, while connecting these efforts across all stages of skills development from high school on up. And the initiative will leverage over 50 labs and research facilities across the region to develop and deploy across its supply chains these new connected-vehicle technologies.

The Strategy

Workforce Development - *Advance Michigan* and its partners will invest \$177 million in training and workforce development activities to upgrade the region's talent infrastructure, attract a pipeline of younger workers, and develop curriculum and training in the latest manufacturing technologies, including training to upgrade the skills of incumbent workers. *Advance Michigan* will also invest in longitudinal workforce data tracking systems to help target its training efforts.

Supplier Networks – To ensure that the automotive industry remains at the vanguard of advanced manufacturing, *Advance Michigan* will make connected-vehicle technologies a core focus of the Pure Michigan Business Connect (PMBC) partnership and within other regional economic development and other non-profit partner groups. As new connected-vehicle technologies and advances in lightweight metals are developed in the region, *Advance Michigan* will map the availability of capabilities related to these technologies in its supply chains and further their deployment through new capabilities at regional colleges and universities and the development of an incubator to connect entrepreneurs to these new technologies.

Research and Innovation – The *Advance Michigan* region has over 50 labs and has received over \$300 million in automotive research projects at its universities in the last five years. To make sure Michigan remains the nation's automotive R&D hub, *Advance Michigan* will align university and/industry R&D including through the development of a research capabilities translator for industry seeking to navigate the university research landscape, the launch of R&D competitions requiring multi-partner collaborations, and the creation of internships, co-ops, and apprenticeships in company research.

Infrastructure – Increased collaboration between the state, *Advance Michigan*, and private enterprise will support further infrastructure and site development by working to eliminate blight and to speed the redevelopment of vacant manufacturing sites, to upgrade the region's transportation infrastructure to allow for connected vehicles and to close infrastructure maintenance gaps. *Advance Michigan's* plan calls for laying 2,287 miles of fiber-optic infrastructure to the deployment of connected-vehicles.

Trade and International Investment – To increase trade and international investment opportunities *Advance Michigan* will work to attract skilled immigrants; increase the number and frequency of international trade missions, increase cross border trade with Canada; and market the region to increase foreign direct investment.

Operational Access and Capital Improvement – Michigan ranks 15th in the nation for venture capital investment, a position that *Advance Michigan* proposes to improve through securing additional capital for existing State Small Business Credit Initiative and the creation of a new \$50 million venture capital fund focused on automotive technologies. In addition, *Advance Michigan* will expand services that reduce the cost of doing business for small manufacturers and efforts to capitalize manufacturing energy efficiency upgrades in the region, lowering energy costs.

The Partnership

Education: Lawrence Technological University, Macomb Community College, Michigan's University Research Corridor, Mott Community College, OU INC - Oakland University, University Research Corridor (URC); Washtenaw Community College; **Industry:** Ann Arbor SPARK, Automation Alley, Capital Area Manufacturing Council, Center for Automotive Research (CAR), EDSI Consulting, Flint & Genesee Chamber of Commerce, Michigan Manufacturing Technology Council, National Center for Manufacturing Sciences, New Perspectives Group, Research to Practice Consulting; **Government/Economic Development Authorities:** City of Flint, Detroit Economic Growth Corporation, Economic Development Alliance of St. Clair County, I-69 International Trade Corridor Next Michigan Development Corporation, Lansing Economic Area Partnership, Michigan Economic Development Corporation, Macomb County Department of Planning and Economic Development, Michigan Department of Transportation, Monroe County Business Development Corp, Oakland County Government, Southeast Michigan Community Alliance (SEMCA), Shiawassee Economic Development Partnership, Washtenaw County, Wayne County EDGE (lead submitter); **Workforce:** Workforce Intelligence Network (WIN)

Partnership for Sustainable Communities Grants (HUD, DOT, EPA)

The following is a summary of Partnership for Sustainable Communities Grants that have been awarded to communities within Wayne County:

City of Detroit

1. Suburban Mobility Authority for Regional Transportation – Transit Infrastructure, Modern Hybrid Biodiesel/Electric Fixed-Route Bus Replacement - \$4,995,000 (replace SMART bus fleet)
2. SEMCOG – Alternatives Analysis – Transit Infrastructure, Central Woodward Corridor Alternatives Analysis - \$2,000,000 (evaluate possible 7.5-mile extension to Phase I of M-1 Rail)
3. Building Blocks for Sustainable Communities – Technical Assistance
4. Rebuilding Detroit and SEMI through Sustainability – Sustainable Communities Regional Planning Grant – Planning Assistance – building on momentum of recent regional planning efforts
5. M-1 Rail – TIGER Grant – Transit Infrastructure – 3.4 mile light rail system

City of Dearborn

Building Blocks for Sustainable Communities – Technical Assistance

City of Romulus

Detroit Region Aerotropolis Development Coproation Transportation Planning Project – Trans, Community, and System Preservation Program – Road/Bridge Infrastructure – develop 60,000-acres surrounding DTW

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
- ☐ Continuation
- ☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/18/2015

4. Applicant Identifier:

Detroit/Wayne County Port Auth

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Detroit/Wayne County Port Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN):

382369559

* c. Organizational DUNS:

0113817790000

d. Address:

* Street1:

130 E. Atwater ST.

Street2:

* City:

Detroit

County/Parish:

Wayne

* State:

MI: Michigan

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

48226-4378

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Kyle

Middle Name:

* Last Name:

Burleson

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

3132595091

Fax Number:

* Email:

kburleson@portdetroit.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

E: Regional Organization

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-05

* Title:

FY16 Guidelines for Brownfields Revolving Loan Fund Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Detroit/Wayne County Port Authority Coalition Brownfield Revolving Loan Fund

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

14

* b. Program/Project

13/14

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

01/04/2016

* b. End Date:

12/30/2016

18. Estimated Funding (\$):

* a. Federal	2,000,000.00
* b. Applicant	385,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	15,000.00
* f. Program Income	0.00
* g. TOTAL	2,400,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Kyle

Middle Name:

* Last Name:

Burleson

Suffix:

* Title:

Deputy Director

* Telephone Number:

3132595091

Fax Number:

* Email:

kburleson@portdetroit.com

* Signature of Authorized Representative:

Kyle Burleson

* Date Signed:

12/18/2015